



GRASSROOTS
REALTY GROUP

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**586 Prospect Drive SW
Medicine Hat, Alberta**

MLS # A2330817



\$920,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,371 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	4
Garage:	Carport, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insul		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Greenbelt, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Stone	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Gas Range, Hood fan, BI Microwave, B/I Dishwasher, Blinds and Rods, Washer & Dryer, Central A/C, Garage Door Opener & Remotes(2), wifi connected U/G Sprinklers, Shed, Central Vac, split unit Heat Pump with A/C & remote in Private office, Theatre Screen, Murphy Bed, Pool Table & Accessories, In-floor heat in Bathrooms

Rarely does a home like this come to market. This exceptional luxury bungalow offers a combination of elevated style, extensive upgrades, and one of the most spectacular views in the city!! Thoughtfully redesigned for comfort and function, this is a home that stands apart. Within walking distance to the hospital, schools, shopping, and Downtown, the location delivers an unmatched lifestyle of convenience and connection. Inside, you'll find a beautifully upgraded home that blends quality craftsmanship with timeless appeal, creating a space that is both refined and welcoming. Adding even more value is the oversized heated single garage, complete with a Tesla charging station and a private office featuring its own heating and cooling. Whether you work from home, need a creative studio, or simply want a quiet retreat, this bonus space is as practical as it is impressive, all while enjoying those incredible views. Extensively upgraded to feel like NEW, centrally located, featuring a stunning private yard, sizeable enough for a pool, a beautiful deck ... truly one-of-a-kind. This rare bungalow offers a lifestyle that is hard to match.