



GRASSROOTS
REALTY GROUP

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**16 Carry Court SE
Medicine Hat, Alberta**

MLS # A2331901



\$525,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,373 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Undergron		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: C/A, fridge, stove, B/I dishwasher, washer, dryer, water softener, window coverings & blinds, garage door openers, 2 remotes, central vac & attachments "as is, where is" sellers do not use, oak desk upstairs bedroom, microwave, 2 deep freezers, bar fridge (3rd level), garburator, garden shed

LOCATION, LOCATION, LOCATION! This beautifully maintained 4-level split is perfectly situated close to parks, schools, the water park, tennis courts, shopping, and restaurants, making it an ideal home for families and anyone looking for convenience! Step inside to an exceptionally bright and spacious front entry that welcomes you into a "PRISTINE" home lovingly cared for by its original owners! The inviting living room features vaulted ceilings, newer windows, plus custom window coverings, creating an open, airy feel filled with lots of natural light! The main floor has a functional layout with all new vinyl plank throughout and includes a SPACIOUS LIVING ROOM with formal dining room that's great for entertaining family and friends for special occasions throughout the year! You'll love the abundance of cabinets in the kitchen as well as counter space and good sized eating area with patio doors leading to a beautiful deck with a metal pergola & the perfect place to relax or entertain! The beautiful and fully fenced backyard offers plenty of green space for kids, pets, and outdoor fun! BONUS IS THERE'S RV PARKING! Upstairs you'll find three spacious bedrooms, including the primary suite with its own 3-piece ensuite, plus a 4-piece main bathroom. The third level features good size family room with a newer wood burning stove, wet bar, a 3-piece bathroom and a 4th bedroom complete with a HUGE walk-in closet! The unfinished lower level provides an incredible amount of storage space or the opportunity to develop it to suit your family's needs! Additional features include an attached double garage (22x24) and numerous major updates for peace of mind: Furnace (2021), Central Air Conditioning (2022), Hot Water Tank (2021), Metal Roof (2015), ALL Windows & Exterior Doors (2015), Wood-Burning Stove (2021) Washer & Dryer (2023) This

immaculate, move-in-ready home combines an outstanding location, thoughtful layout, quality updates, and exceptional pride of ownership. Don't miss your opportunity to own this fantastic property! CALL TODAY :)