



GRASSROOTS
REALTY GROUP

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157 Calder Road SE
Medicine Hat, Alberta

MLS # A2334243



\$425,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,140 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: NA

Beautifully updated from top to bottom, this move in ready bi level offers the perfect combination of modern style, thoughtful updates, and a family friendly layout. The bright, open concept main floor is warm and welcoming, featuring fresh paint, durable luxury vinyl plank flooring, updated lighting, and a contemporary gas fireplace that anchors the living space. The timeless white kitchen is both functional and inviting, complete with quartz countertops, a tiled backsplash, a spacious island, and a full stainless steel appliance package, making it ideal for everyday living and entertaining alike. The spacious primary bedroom easily accommodates a king sized bed and features an updated 3 piece ensuite. Two additional bedrooms and a beautifully renovated 5 piece main bathroom with dual sinks complete the upper level, creating a practical layout for growing families. The fully finished basement offers exceptional flexibility with a large family room, a fourth bedroom, a dedicated office that could easily serve as a fifth bedroom, and a stylish 3 piece bathroom with a walk in tiled shower. An oversized laundry room with a utility sink and built in cabinetry provides plenty of additional storage and workspace. Extensive updates throughout the home provide peace of mind for years to come, including fresh main floor paint, shingles, all windows and doors, furnace, central air conditioning, hot water tank, garage door opener, eavestroughs, and numerous interior renovations. Outside, you'll appreciate the fully fenced, low maintenance yard with both a deck and patio, offering plenty of space to relax or entertain. The corner lot provides additional flexibility for future yard expansion or extra outdoor living space, while the oversized attached double garage offers ample room for vehicles, storage, and hobbies. Located in a quiet, family friendly neighbourhood close to parks, schools, walking paths,

and everyday amenities, this beautifully maintained home truly checks all the boxes. All that's left to do is move in and enjoy.