



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**22 Penland Way NE
Medicine Hat, Alberta**

MLS # A2334818



\$645,000

Division:	Park View		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,260 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, cooktop, dishwasher, microwave, wall oven, washer, dryer, window coverings, tv wall mount, garage door openers & remotes, shed, pool table

Welcome to this exceptional bungalow located in the highly sought after Parkview neighbourhood, where quality, space, and an unbeatable location come together to create the perfect family home. Impeccably maintained and offering an incredible amount of living space, this is a property that truly needs to be experienced in person. Step inside to a grand foyer that opens into a bright and spacious open concept living area featuring soaring vaulted ceilings, beautiful hardwood flooring, and an abundance of natural light streaming through the many large windows. Designed for both everyday living and entertaining, the home offers a warm and inviting atmosphere from the moment you walk in. The well appointed kitchen flows effortlessly into the dining and living areas, while the formal dining room provides the perfect setting for hosting family dinners and special occasions. Gather around the cozy fireplace on cooler evenings or enjoy your morning coffee and summer barbecues on the back deck overlooking the beautifully landscaped yard. The main floor features a spacious primary suite complete with a walk in closet, 4 piece ensuite, and private access to the deck. You'll also appreciate the convenience of main floor laundry, a versatile den or home office, and additional generously sized bedroom with a 2 powder room. The finished basement offers incredible space with a large family room to enjoy cozied up to the gas fireplace. Two large bedrooms a 3 piece bathroom and plenty of room for a games area, exercise room or playroom for the kids. The options are endless when you have this much space. Outside, you'll find a fully fenced and landscaped backyard ready to enjoy the peaceful neighbourhood. Perfectly positioned overlooking a park and playground while backing onto a peaceful green space, this home offers the privacy, views, and lifestyle that

families are searching for. You will also enjoy the double heated attached garage. Rarely do homes of this size and quality become available in one of Medicine Hat's most desirable neighbourhoods. If you've been searching for a home with room to grow in an exceptional location, this one is not to be missed.