



GRASSROOTS
REALTY GROUP

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80 Carry Crescent SE
Medicine Hat, Alberta

MLS # A2338686



\$449,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,222 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Street L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, OTR microwave, central a/c, window coverings, u/g sprinklers (as is), garage door opener/remote, sheds x2

Ideally located across from green space on a quiet crescent, this beautifully updated home offers comfortable living with plenty of space for the whole family. The newly renovated kitchen features quartz countertops, a breakfast bar and an inviting eat-in area, with a three-season sunroom just off the kitchen providing the perfect spot to enjoy the views of the backyard. The main floor also offers a welcoming living room and convenient flow throughout. Upstairs, you'll find three bedrooms, including a spacious primary bedroom complete with a 2-piece ensuite. The lower level is designed for relaxing and entertaining, featuring a cozy family room with gas fireplace, laundry, 3-piece bathroom and convenient garage access. The basement adds even more versatility with a flexible space ideal for a home office, hobby area or additional living space, along with excellent storage. Recent updates include new vinyl plank flooring and carpet throughout. Outside, enjoy the privacy and space of a large pie-shaped lot that is fully fenced and beautifully landscaped. All of this in a fantastic location close to schools, restaurants, shopping, trails and green space. *Some images use digital staging*