



GRASSROOTS
REALTY GROUP

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123 Terrace View NE
Medicine Hat, Alberta

MLS # A2344302



\$599,900

Division:	Terrace		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,339 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Level, No Neighbours Behind, Private, Street Lighting, Undergro		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, garburator, washer, dryer, upstairs speakers, central vac with attachments, all window coverings, garage door remote & 2 controls, garage heater, work bench and white cabinet in garage, UGS, theatre equipment and seating, Garden Shed, gas rototiller, audio/video receiver in the great room, AC unit

Located in Terrace View, this walkout bungalow offers an open layout with panoramic views overlooking the coulees and the South Saskatchewan River. With welcoming curb appeal, landscaping, and a charming front porch, the home makes a great first impression. Inside, the main floor offers a bright open layout with vaulted ceilings and large windows that bring in plenty of natural light. Just off the entry is a dedicated office or den, plus convenient main-floor laundry and a powder room. The kitchen features granite countertops, a corner pantry, and plenty of storage that flows into the dining area and living room. The living room features a gas fireplace and large windows overlooking the backyard and surrounding landscape, creating a comfortable place to relax and take in the views. Step outside onto the spacious upper deck to enjoy your morning coffee, sunsets, or the scenery throughout the day. The primary bedroom offers plenty of space, a walk-in closet, and a spacious ensuite with double sinks, a large soaker tub, linen storage, and a separate walk-in shower. Downstairs, the lower level adds even more flexibility. The family room features a second gas fireplace, while the open flex space provides room for a home gym, play area, office, or whatever suits your lifestyle. The lower level also includes a secondary bedroom, four-piece bathroom, and a theatre room that is currently being used as a theatre space but is the home's third designated bedroom, offering added flexibility depending on your needs. From the basement, walk out to a private patio and beautifully landscaped backyard, with underground sprinklers, a storage shed, and access to the field behind the property, offering plenty of space to enjoy the outdoors while still having a sense of privacy. The attached oversized double garage is heated and includes a convenient workshop area, making it

an ideal space for vehicles, projects, hobbies, or extra storage. Welcome to a home that offers space, flexibility, beautiful views, and the kind of outdoor setting that makes you want to slow down and stay awhile.