



GRASSROOTS
REALTY GROUP

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76 Cypress Way SE
Medicine Hat, Alberta

MLS # A2345474



\$419,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,341 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Vinyl Windows		

Inclusions: Shed(s), sunroom on deck, gazebo, water softener. Hot tub is negotiable

There's something special about a home that has been lovingly cared for, and this 3-bedroom, 3-bathroom Southview home is a perfect example. From the moment you arrive, the pride of ownership is evident throughout, with thoughtful updates and inviting spaces designed for comfortable everyday living. The main floor features new windows installed in June 2026, while a new water softener was added in July 2026 and comes with an impressive 25-year warranty. Outside, the 2026 deck extension gives you even more room to relax and entertain, with a gazebo and sunroom creating a wonderful outdoor retreat. The private backyard is a peaceful place to enjoy summer evenings, morning coffee, or time with family and friends. For those who love to unwind, the hot tub is negotiable, offering the opportunity to make this backyard oasis your own. The 22' x 12' garage provides plenty of room for your vehicle, storage, hobbies, or weekend projects. Situated in the welcoming Southview neighborhood, you're conveniently close to shopping, restaurants, and everyday amenities, while still enjoying the charm and comfort of an established community. Beautifully maintained, thoughtfully upgraded, and ready to welcome its next owners — this is a Southview home you'll want to see!