

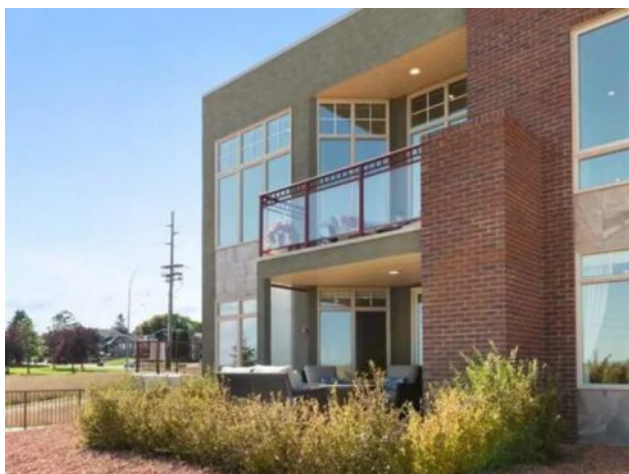


GRASSROOTS
REALTY GROUP

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**50 Palisades Mews NE
Medicine Hat, Alberta**

MLS # A2346562



\$780,000

Division:	Terrace		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,284 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Environmental Reserve, Underground Sprinklers, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Vinyl, Membrane, Mixed, Rubber	Condo Fee:	\$ 426
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, ICFs (Insulated Concrete Forms), Mixed, Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum		

Inclusions: Fridge, Dishwasher, Double range, Garburator, BI Microwave, Washer/Dryer, Garage Door Opener & remote, Window coverings, central vac with retractable hoses Underground sprinklers, Central A/C, BBQ, Reverse Osmosis, Power blinds on upper level

Wake up to sweeping, unobstructed views of the river valley, where morning light plays across the bluffs and fills this home with warmth all day long. This is refined, low-maintenance living designed for those who want space, style, and beauty, all in one address. Soaring windows frame the valley from nearly every room, flooding the main floor with natural light. The custom kitchen is a true showpiece, featuring a massive island, stunning countertops, everything is generously sized with sleek black stainless appliances and finishes built for both everyday living and entertaining. The main floor spare bedroom offers a private ensuite, and it's own walk-in closet. There is a two piece bath for guests and the home was designed to support an elevator in the future if that's your desire. Downstairs, the lower level is an entertainer's and homeowner's dream. A luxurious and very private primary suite awaits, complete with its own beautiful ensuite, and spacious walk-in closet. The wet bar with beverage fridge is perfect for when you come to the lower level to retire for the night and watch movies in the adjoining family room, perfect for hosting guests or simply spreading out in comfort. In-floor heat keeps the entire lower level cozy through every season. A built-in desk area with granite counters and dedicated file storage adds a smart, functional workspace, and an additional storage room keeps everything organized and out of sight. The attached heated double garage means Alberta winters are never a worry. This is a home built for those who want it all: the views, the finishes, the space, and the lifestyle. This adult-living community is for residents 45+ and pets are welcome with restrictions. The pet policy allows either one pet weighing 15 lbs or less, or two pets where one is 15 lbs and the other is less than 10 lbs. Book your private showing today and see the river valley from a whole new

perspective.