



GRASSROOTS
REALTY GROUP

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**88 Greenwood Court SW
Medicine Hat, Alberta**

MLS # A2346888



\$819,999

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,634 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Detached, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: all tv mounts, blinds, central AC, security system hardware, garage heater (2), garage door opener with remotes, pool table, hot tub, govee lights,

Welcome to 88 Greenwood Court SW, a spacious 1,640 sq. ft. bungalow offering an impressive combination of space, functionality, and unique features inside and out. With great curb appeal, an oversized driveway, and a triple attached garage - this home makes a fantastic first impression. Step inside to a grand entrance with a dedicated office just off the foyer, highlighted by a beautiful custom built-in storage cabinet and feature wall. The entire main floor has been refreshed with a modern style while maintaining a warm and inviting feel throughout. The home opens into the spacious main living area, where the kitchen features beautiful finishings, a full appliance package, corner pantry, and a gorgeous centre island providing additional seating for casual meals or entertaining guests. The kitchen flows seamlessly into the dining and living areas, highlighted by a corner gas fireplace. Another highlight of this main floor is the spacious primary bedroom with a walk-in closet and beautiful 5-piece ensuite featuring a soaker tub, stand-up shower, and finishings that complement the kitchen. A second bedroom, 4-piece bathroom, and convenient main-floor laundry with direct access to the garage complete this level. Downstairs, the walkout basement is a major plus, with large windows allowing an abundance of natural light into an incredible amount of additional living space. The lower level is thoughtfully divided into multiple areas, including a large family room with a second corner gas fireplace, a games area currently home to a pool table, and a versatile den that can function as the home's fifth bedroom. Two additional bedrooms and another 4-piece bathroom provide plenty of space for family and guests. Outside, the backyard continues to impress with two covered outdoor living areas...one accessed from the main kitchen area and another off the walkout

basement featuring a hot tub and covered seating space. Adding even more value is a fully finished single detached garage complete with radiant heat and power, offering endless possibilities as additional vehicle storage, a workshop, home gym, man cave, or the perfect golf simulator room. Ideally located with convenient access to Highway 1 while also being close to walking paths and the many amenities the SW Hill has to offer, this property combines an excellent location with an incredibly versatile layout. With exceptional garage space, five potential bedrooms, a bright walkout basement, multiple indoor and outdoor entertaining areas, and a highly functional bungalow design, 88 Greenwood Court SW offers a combination of features that is difficult to find.