



GRASSROOTS
REALTY GROUP

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60 Gray Crescent NW
Medicine Hat, Alberta

MLS # A2346940



\$449,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	881 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, underground sprinklers, ac unit, garage door remote -2, control -2, garage heater

Welcome to 60 Gray Crescent NW, a fully updated bi-level home located on a quiet corner lot. The newly renovated home blends modern updates with a practical layout. Inside, the main level features a bright and open living space filled with natural light from new large vinyl windows. The spacious living room flows into a dedicated dining area and an updated kitchen with new appliances, quartz countertops, and great storage. Down the hall, you'll find two bedrooms and a beautifully renovated four-piece bathroom with timeless subway tile, modern finishes, and a SMART LED mirror with touch controls, built-in defogging, and ambient lighting for a spa-like experience. The fully finished basement expands your living space, with a cozy family room and a classic wood-burning fireplace. This level includes two additional light-filled bedrooms, a second updated four-piece bathroom, ample storage, and a spacious utility and laundry room with a washer and dryer. Outside to a private, fully fenced backyard with a paved patio designed for summer barbecues, outdoor dining, and evening relaxation, while the other side of the yard accommodates a lush new lawn with underground sprinklers, providing ease when it comes to up-keeping your outdoor space. The fully finished, heated triple garage offers plenty of space for vehicles, hobbies, a workshop, or seasonal storage with a concrete driveway adding to the great parking experience. This home is ideally located in a serene, family-friendly neighbourhood with walking and biking paths, schools, parks, Big Marble Go Centre, and shopping.