



GRASSROOTS
REALTY GROUP

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3023 Cottonwood Way SW
Medicine Hat, Alberta

MLS # A2347814



\$899,900

Division:	Cottonwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,087 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Environmental Res		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Gazebo, Hot Tub & supplies, Pool Table & equipment, Entertainment Centre, Sectional

Welcome to this custom raised WALKOUT bungalow , proudly offered by the original owner and set on a large exclusive view lot overlooking Cottonwood Coulee Golf Course - one of only a handful of FULL-VIEW LOTS in Cottonwood Estates. Thoughtfully designed for premium living, this home features approximately 2087 sq ft. on the upper level with a fully developed basement of about 2000 sq. ft. creating over 4,000 sq. ft. of comfortable, usable space. The main level is bright and functional, with 2 bedrooms plus a primary suite (2+2 overall), main floor laundry, and the warmth of two gas fireplaces. The primary bedroom includes a 5-piece spa-inspired ensuite and a walk-in closet, while outdoor and enclosed patio offers an inviting space to relax and enjoy the view. Downstairs, the walkout level is fully developed and built for lifestyle and entertainment, featuring a 3 piece bath, two bedrooms and spacious walk-in closets, a family/games area with pool table and wet bar, a dedicated workshop and wine cellar for added character. Outside you'll appreciate the triple attached garage, a large driveway for convenient parking, and storage that makes daily life easier. In the backyard, enjoy the outdoor entertaining space with a gazebo and hot tub, and fully covered patio, ideal for relaxing in private surroundings. Additional landscaping features include underground sprinklers and well-maintained outdoor space. NOTE: Prospective buyers - please have your agent contact the listing agent for a complete list of the many extras included with this sale. (Some photos have been virtually staged).