



GRASSROOTS
REALTY GROUP

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**78 Seven Persons Crescent SW
Medicine Hat, Alberta**

MLS # A2348232



\$434,800

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,205 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	City Lot, No Neighbours Behind, Street Lighting, Underground Sprinklers, View		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Underground Sprinklers, Gazebo with Lights, A/C System, TV wall mount in Rec Room, Sound panels in Basement office, Blinds, 220 Electrical in Garage.

Welcome to this beautifully maintained, energy-efficient custom-built bungalow, ideally situated above the par-3 golf course, facing WEST with stunning, unobstructed coulee views. Homes with a west coulee view like this rarely come up. Pride of ownership is evident throughout, with extensive exterior updates completed a few years ago, including a landscaped front yard, front steps and railing, fresh exterior paint, new gutters with leaf guards, and updated roof. Inside, the bright and functional main floor offers an inviting open-concept layout. The entry and living room have 9' ceilings and the kitchen and dining area flow seamlessly into the spacious living room. The Kitchen has a large island and an excellent coffee counter area with plenty of extra cabinet space. Down the hall are THREE generously sized bedrooms and a full four-piece bathroom. The primary suite is privately positioned at the end of the hall and features an ENSUITE and a deep closet with a built-in organizer. The fully developed lower level provides plenty of additional living space with a spacious bedroom, office, large den, generous laundry room, cold storage, and ample additional storage throughout. A sizable recreation room offers the perfect setting for movie nights, games, or entertaining. Additional updates include UPDATED WINDOWS throughout, Hot Water heater in 2021, enhancing both energy efficiency and the home's overall appeal. Outside, the landscaped backyard with UG Sprinklers, is designed to take advantage of the incredible setting, with plenty of lawn, large concrete/paver area that is perfect for a fire pit, a spacious deck with gazebo and lighting, and beautiful unobstructed coulee views. A single detached garage completes the property. The Long and Wide Driveway gives room for RV PARKING. With its impressive list of recent improvements, functional layout, quiet

street, beautiful setting, and exceptional views, this well-cared-for bungalow offers tremendous value. Move in and enjoy!