



GRASSROOTS
REALTY GROUP

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88 Cypress Way SE
Medicine Hat, Alberta

MLS # A2348994



\$558,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,701 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Other, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, Stove, BI Dishwasher, Microwave hoodfan, Central A/C, Family room dishwasher, family room Mini Fridge, Washer & Dryer, split A/c unit in bedroom, Sep. HVAC Units,

This is a home where you create memories! Over 2,700 sqft, five bedrooms, four bathrooms, 65' of RV parking, and a 40' x 22' attached bonus room you have to see to believe, and that can be ANYTHING you can dream up or need. Currently a theatre and rec space with a 172" screen, wet bar, and gym area, this climate-controlled room connects to the home with no stairs and works for anything from a games room to year-round hockey and golf practice, plus your home-based business here... Day Home? Dream Shop? Yoga Studio?. Bright main floor with office and laundry, three bedrooms up, including the primary with a beautifully updated ensuite, and more bedrooms and epic storage below. Upgrades include but aren't limited to furnace, vinyl windows, shingles with new sheeting, vinyl flooring, and new carpet (May 2026). Private fenced low-maintenance yard with brick courtyard, (think European) gazebo patio, and BBQ gas line. Be moved in for Christmas! This is a one-of-a-kind opportunity!!