



GRASSROOTS
REALTY GROUP

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**64 Huxley Green NE
Medicine Hat, Alberta**

MLS # A2349041



\$529,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,944 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Hood Fan, Microwave, Washer/Dryer, Window Coverings, Garage Door Opener(s), Hot Tub, TV & Mount in guest bedroom, Storage Shed, Planter Box, Central A/C, UG Sprinklers

Welcome to this beautiful family home in Crescent Heights in an awesome LOCATION! Right across from Terry Clark Park, you'll love having a green space and sweet playground just steps from your front door. This spacious 2-storey split offers 5 bedrooms and 4 full bathrooms, with plenty of room for the whole family to spread out. The main floor features two comfortable living spaces, one facing the park with tons of natural light, and the other is super cozy with a gas fireplace with a view into the backyard. The kitchen is updated with newer appliances, new lighting and granite countertops. The main floor also has a 3 piece bathroom with laundry and one bedroom that would also be perfect as an office. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and ensuite, plus two additional bedrooms and a full bathroom. The basement is the perfect teen retreat, featuring a large bedroom, huge walk-in closet, full bathroom, and an additional family room that would be a great media room. And then there's the backyard! Step outside to enjoy the covered deck and hot tub conveniently located just steps from the back door. The lovely treed yard is ready for you to settle in and relax. You can enjoy the low maintenance with underground sprinklers and peace of mind with having a new metal roof. This is a wonderful home in a fantastic family-friendly location. Book a showing today, this one checks all the boxes.