



GRASSROOTS
REALTY GROUP

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17 Lupine Court SE
Medicine Hat, Alberta

MLS # A2349154



\$845,000

Division:	Connaught		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.23 Acre		
Lot Feat:	Backs on to Park/Green Space, Many Trees, On Golf Course, Underground S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s), Wired for Data, Wired for Sound, Wood Windows		

Inclusions: Built in fridge, built in dishwasher, built in gas range, built in convection oven, built in steamoven, built in speed oven, built in coffee/espresso maker x 2, kitchen table, washer/dryer, garage heater, garage door opener and remote, central vac and attachments, TV and wall mount in gym, bookshelves in office, built in speakers throughout home, Lutron Automated Graphic Eye Lighting and Window Covering control, all blinds and window coverings, Central Air, shed, hot tub, shelving in wine room, Under Ground sprinklers

For the buyer seeking something truly distinctive, this exceptional 5-bedroom, 4-bathroom residence backs onto green space with beautiful views of the Connaught Golf Course. Thoughtfully designed with luxury, technology and entertaining in mind, this home offers a custom Italian Pedini kitchen, sophisticated Lutron automation, a professionally designed theatre, custom wine cellar and audiophile-grade sound. The main living area makes an unforgettable first impression with a walk-on glass feature overlooking the wine cellar below, 24" Italian porcelain tile, solid maple hardwood and expansive windows capturing the views. The open-concept Pedini kitchen and dining area showcases curved cabinetry, soapstone countertops, integrated Miele appliances including steam, speed and convection ovens, a built-in coffee/espresso maker, custom Pedini dining table and Swarovski crystal chandeliers. The sunken living room features golf course views and a wood-burning fireplace with gas lighter, with a dedicated office and bathroom conveniently located nearby. Lutron automated lighting, motorized window coverings and architectural accent lighting add another level of sophistication throughout. The primary suite is a true private retreat, featuring a double-sided wood-burning fireplace shared with the spa-inspired ensuite, built-in Miele coffee station, integrated sound and a private deck overlooking the golf course. The ensuite offers two sinks, a freestanding tub and an impressive natural quartz stone-tiled walk-in shower with rain shower, wall nozzles and hand shower. A second upper-level bedroom, currently used as a fitness room, has maple hardwood beneath the gym flooring and is complemented by an additional bathroom. The professionally designed home theatre offers a true cinematic experience with Sony projection, Bowers &

Wilkins 7-channel in-wall audio, three Velodyne subwoofers and professional acoustic treatment. The custom wine cellar features cedar racking for approximately 300 bottles, hand-painted details and passive climate control. The lower level provides three professionally finished bedrooms with generous closets and a full bathroom. Outside, enjoy a maintenance-free deck with natural gas line, hot tub and golf course views. The garage offers impressive ceiling height with the ability to accommodate a vehicle lift—ideal for the automotive enthusiast or collector. A gas line has also been run to the south end of the home, offering added convenience for potential future garage space. Significant recent updates include furnaces and air conditioning replaced in 2019, hot water tank replaced in 2025, and the roof redone in 2026. A truly distinctive property combining Italian design, intelligent automation, exceptional entertaining spaces and golf course living.