



GRASSROOTS
REALTY GROUP

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**11 Taylor Crescent SE
Medicine Hat, Alberta**

MLS # A2349448



\$599,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,024 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, gazebo, water softner (as-is), garage door opener & remote, blinds on deck, shed, tv wall mounts (2), cabinet in dining room, cabinet in bathroom downstairs

Pride of ownership is evident throughout this beautifully maintained 1.5 storey, fully developed home offering 4 bedrooms and 4 bathrooms. Thoughtfully updated over the years, this property features triple pane windows on the top two levels, main floor laundry, and exceptional living space ideal for both everyday comfort and entertaining. The main floor welcomes you with a bright kitchen, spacious dining area, inviting living room with a wood burning fireplace, cozy family room, convenient 2-piece bathroom, and laundry. Upstairs, you'll find a generous primary bedroom complete with a walk-in closet and 3-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The fully developed basement adds even more living space with a family room featuring a gas fireplace, an additional bedroom, and a versatile office or flex area. Outside, the backyard is truly a retreat—complete with a gazebo, covered deck, and plenty of room to relax, entertain, and make lasting memories. Ideally located in an amazing area close to schools, shopping, and walking paths, this home also features a double attached heated garage. A wonderful opportunity to own a well cared for home with space, comfort, and charm. This one is a must-see. (Some Photos have been virtually staged)