

# \$749,000 - 35 Taylor Boulevard Se, Medicine Hat

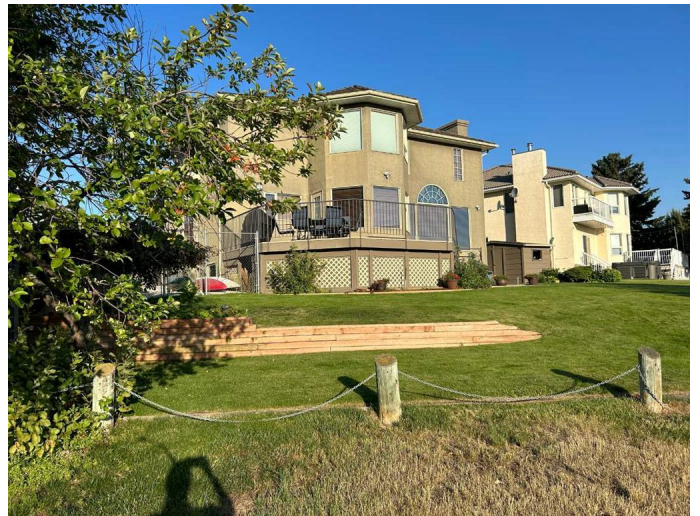
MLS® #A2178937

**\$749,000**

4 Bedroom, 4.00 Bathroom, 2,796 sqft  
Residential on 0.23 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to your new home, this stunning 2-storey executive home, nestled in the desirable Taylor area of Medicine Hat, offers an unparalleled living experience with breathtaking views of the coulee. From the moment you step into the grand entryway, you'll be captivated by the natural light that pours through large windows, framing the landscape like living works of art and inviting the outdoors in. The main floor boasts an expansive kitchen complete with a walk-in pantry, coffee bar, and an abundance of cabinetry, all designed for those who love to cook and entertain. Just off the kitchen, the family room provides a cozy space for gathering, while the deck off the kitchen is perfect for family BBQs and outdoor dining. The main floor also features a formal living room and dining area, a home office, and a convenient laundry room. Upstairs, the spacious master suite offers magnificent views of the coulee, a luxurious ensuite, and a large walk-in closet. Two additional large bedrooms, each with walk-in closets, complete the upper level. The lower level is an entertainer's dream, featuring a large family room with library-style shelving, an exercise room, a full bathroom and a generous fourth bedroom. You'll also find a large storage room and a separate cold storage room for all your extra needs. The home is equipped with dual furnaces, 2 air conditioners, a water softener, and a reverse osmosis system for comfort year-round. Recently painted throughout, this



home is ready for you to move in and enjoy. Outside, the meticulously maintained yard is a perfect oasis, with a private hot tub area where you can relax and take in the stunning views. The property is ideally located just steps from the scenic trails of Medicine Hat, offering endless opportunities for outdoor adventure. The bright, oversized double car garage features epoxy flooring, adding a touch of sophistication and durability to this already impressive home. This residence is truly a rare find – don't miss the opportunity to make it yours before the holidays.

Built in 1991

### Essential Information

MLS® #	A2178937
Price	\$749,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,796
Acres	0.23
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	35 Taylor Boulevard Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4A5

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Central Air Conditioner, Built-In Oven, Garburator, Garage Control(s), See Remarks, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Conservation, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Greenbelt, Landscaped, No Neighbours Behind, Open Lot, Pie Shaped Lot, Underground Sprinklers, Views
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 14th, 2024
Days on Market	144
Zoning	R-LD

### **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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