

\$635,000 - 21 Cottonwood Close Sw, Medicine Hat

MLS® #A2184739

\$635,000

5 Bedroom, 3.00 Bathroom, 1,581 sqft
Residential on 0.32 Acres

Cottonwood, Medicine Hat, Alberta

A ONCE IN A LIFETIME opportunity to own a custom crafted bungalow in the coveted neighbourhood of COTTONWOOD. This home was previously on the market for a short time but was taken off and EXTENSIVELY renovated to better meet the expectations of the discriminating buyer. Spanning 1581 sq.ft. this fully developed home exudes peace, comfort and serenity taking full advantage of a prime location shared by only a select few homes AND within 5 minutes to the Cottonwood Coulee Golf Course.

The front patio begs for a bistro set to enjoy your morning coffee while the rear covered deck is perfect for entertaining with a built-in natural gas line hookup for your BBQ. This expansive lot measures 75ft by 186ft and features over 100 trees, shrubs and perennials. Paying storage fees for your toys will be a thing of the past with the laneway running along the entire west side of the home.

You will greet your guests into the newly designed front entrance featuring new ceramic tile and new french doors giving access to a generous front closet. They won't help but notice the beautiful new oak hardwood floors in the living room and the updated banister. The stairs into the dining room were handcrafted in a new design that lends itself to ease of use. The kitchen is an entertainer's



dream with new custom cabinets, stainless steel appliances with a double oven and new dishwasher, 2 new under hung sinks which includes one in the island, new soft close drawers and cabinets and touchless faucets. The exquisite new granite countertops feature pieces that allow you to look right into the stone and the new backsplash will certainly draw your eye. The new tile from the front entrance is carried into the kitchen, dining room and hallway. The garden doors in the dining room lead onto the rear deck and lends itself to family bbq's. The luxurious master bedroom boasts a new double vanity with carrera marble countertops, new faucets, new mirrors, new soaker tub with new filling station and a new stand alone shower with a new rainfall shower system and new porcelain tile flooring. Additional main floor highlights include new luxury vinyl planking in all 3 bedrooms, main bath and laundry room, new paint, new light fixtures, all trim has been taken down and hand sanded and stained, new door handles, and all doors painted. The main bathroom features a new vanity with a carrera marble countertop, new faucet and a new rainfall shower system.

The garage entrance features a washer, dryer and deep laundry sink and will become your families landing pad. Downstairs you'll find a gas fireplace in the family room with substantial room for pool table and sitting area. A 3rd 3-piece bathroom and 2 additional bedrooms with walk-in closets complete this home. The triple attached heated garage features 220 volt outlet. Other features include 9 YO furnace, 5 YO HWT, Central vac 2023, shingles 2023. Whether you are looking for an fantastic home or retirement dream this home is a must see!

Built in 2003

Essential Information

MLS® #	A2184739
Price	\$635,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,581
Acres	0.32
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	21 Cottonwood Close Sw
Subdivision	Cottonwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4R5

Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Central Air Conditioner, Stove(s), Washer/Dryer
Heating	Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior



Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 6th, 2025
Days on Market	88
Zoning	R-LD

Listing Details

Listing Office	EXP REALTY
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