

\$524,900 - 1802 Bullivant Crescent Sw, Medicine Hat

MLS® #A2203859

\$524,900

3 Bedroom, 2.00 Bathroom, 1,722 sqft
Residential on 0.18 Acres

SW Hill, Medicine Hat, Alberta

Welcome to this stunning 1,722 square foot bungalow, centrally located on the SW Hill, offering breathtaking panoramic coulee views. This home has been beautifully updated and thoughtfully designed to provide both style and comfort. As you step inside, you'll immediately notice the spacious kitchen, complete with a large island, abundant cabinet and drawer space, luxurious granite countertops, and high-end stainless steel appliances. The tasteful vinyl plank flooring, installed on a diagonal, adds a touch of elegance throughout the main floor. This kitchen is ideal for hosting guests, with an additional coffee bar and seating area, perfect for casual gatherings. Adjacent to the kitchen and dining room is the inviting living room, and just beyond is a cozy sunroom that takes full advantage of the spectacular coulee views. Down the hallway, you'll find a convenient coat closet, a pantry, a beautifully updated 4-piece bathroom featuring new flooring and vanity, along with a relaxing soaker tub. Completing this level is the main floor laundry room. Throughout the main level, you'll appreciate the vinyl windows with magic screens that enhance both functionality and aesthetics.

The fully finished basement offers a spacious family room, cold storage, a den, a generously sized bedroom, and a 3-piece bathroom. The utility room is home to an updated high-efficiency boiler and provides ample additional storage space. Another wonderful



update is central air conditioning. The unit itself is also completely updated. Outside, the property boasts a large driveway with plenty of room for vehicles, trucks, and toys, including RV parking, a single attached garage (14x23), and a heated triple detached garage (32x24) that provides abundant storage and workspace. The beautifully landscaped yard features built-in planters, a patio area, and a wrap-around deck with maintenance-free decking, perfect for outdoor living. Underground sprinklers make lawn care a breeze, ensuring your yard remains lush and vibrant. This home truly offers a little piece of paradise in a prime location. Donâ€™t miss the opportunity to make it yours!

Built in 1957

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203859 |
| Price | \$524,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,722 |
| Acres | 0.18 |
| Year Built | 1957 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1802 Bullivant Crescent Sw |
| Subdivision | SW Hill |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1A 5H3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 7 |
| Parking | Single Garage Attached, Triple Garage Detached |
| # of Garages | 4 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Trash Compactor, Washer, Window Coverings |
| Heating | Boiler |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, Level, No Neighbours Behind, Underground Sprinklers |
| Roof | Asphalt |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 30 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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