

\$729,000 - 46 Palisades Mews Ne, Medicine Hat

MLS® #A2106140

\$729,000

2 Bedroom, 3.00 Bathroom, 1,287 sqft

Residential on 0.11 Acres

Northeast Crescent Heights, Medicine Hat,
Alberta

**EXECUTIVE HIGH END CONDO WITH
STUNNING VIEWS OF THE RIVER VALLEY!**

This walk out bungalow has been finished to the absolute highest quality, creating a truly luxurious, low maintenance lifestyle! Huge windows, flood the entire South facing wall with light, creating a scenic backdrop for this stunning home. There is a spacious Bedroom on the main floor with Ensuite, a washroom, and a large open living, dining, cooking space. This dream kitchen has many custom features such as the beverage cooler drawers in the bar area, professional appliances, a corner pantry, stone counter tops, island seating, and a dining area! The living room is bold but cozy, incorporating warm finishes with tall ceilings, feature wall with fire place and built in shelves, and of course did I mention THAT VIEW? Downstairs has a well designed wet bar/coffee area, with a family/workout room and a large master with dream walk in closet and 5 piece Ensuite! The quality fixtures and finishes isn't just skin deep though, this home has under slab heated floors in the basement and garage, tankless hot water, high efficiency appliances, and a low maintenance exterior and landscaping! The outside areas impress as much as the inside, with a glass rail balcony with gas line for BBQ, and a walk out patio on the lower level with a gazebo and partly covered area. The attached garage has a double stainless steel sink, coated floors, heat, and storage. Call to book a viewing of this



stylish home, today!

Built in 2016

Essential Information

MLS® #	A2106140
Price	\$729,000
Sold Price	\$700,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,287
Acres	0.11
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	46 Palisades Mews Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C2B5

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wood Counters
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Appliances	Bar Fridge, Central Air Conditioning, Dishwasher, Electric Range, Microwave, Range Hood, Water Softener, Window Coverings
Heating	Forced Air, Geothermal, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out



Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Gazebo, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Views
Roof	Flat Torch Membrane
Construction	Brick, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Stucco, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	February 7th, 2024
Date Sold	May 7th, 2024
Days on Market	90
Zoning	R-MD
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CANYON CREEK
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