

# \$649,900 - 31 Cook Court Se, Medicine Hat

MLS® #A2123099

**\$649,900**

4 Bedroom, 4.00 Bathroom, 2,374 sqft

Residential on 0.21 Acres

Ross Glen, Medicine Hat, Alberta

Discover the epitome of comfort and elegance in this meticulously maintained 2374 square foot home, nestled on a sprawling 9300 square foot lot with breathtaking coulee views. Built in 1986, this residence exudes timeless charm and modern convenience, offering a sanctuary you'll be proud to call home. Step into the inviting ambiance of the main floor, where a formal living room and dining room welcome you with open arms, perfect for hosting gatherings and entertaining guests. The large eat-in kitchen is a chef's delight, featuring ample cabinet and counter space, a newer electric stovetop, and a convenient wall oven as well as built-in desk area. Adjacent to the formal living and dining room, a sunken office space offers a tranquil retreat for work or study. Indulge in relaxation and warmth in the sunken family room, complete with a wood-burning fireplace, built-in shelving, and expansive windows that flood the space with natural light. The main level also boasts a 2-piece bathroom, spacious mudroom with tons of storage and entry to the 21 x 22 double attached garage. Venture upstairs and you will find three bedrooms, including a spacious primary bedroom boasting panoramic views, a walk-in closet, and a luxurious 3-piece ensuite. An additional 4-piece bathroom on this level ensures comfort and convenience for family and guests alike.

The basement boasts high ceilings, ample windows, and thoughtful layout, featuring a



large bedroom, a versatile rec room, a convenient laundry room, and a spacious 3-piece bathroom. Two storage rooms and a workshop provide endless possibilities for organization and hobbies. Outside, revel in the beauty of nature in the expansive yard adorned with mature trees and vibrant perennials. A tiered deck off the kitchen offers the perfect spot for outdoor entertaining, while a separate dog run area and garden shed storage area under the deck add functionality and convenience. Additional features include two mid-efficient furnaces (2012), two air conditioners, a newer hot water tank (2018), underground sprinklers, and a high-end 50-year Euroshield Roofing system installed in 2018, with warranty transferable to the new owners.

Don't miss your chance to experience the perfect blend of comfort, style, and serenity in this exceptional home. Schedule your showing today and start envisioning your future in this beautiful forever home.

Built in 1986

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2123099    |
| Price          | \$649,900   |
| Sold Price     | \$615,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,374       |
| Acres          | 0.21        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

Status Sold

### Community Information

Address 31 Cook Court Se  
Subdivision Ross Glen  
City Medicine Hat  
County Medicine Hat  
Province Alberta  
Postal Code T1B 3Y3

### Amenities

Parking Spaces 4  
Parking Double Garage Attached

### Interior

Interior Features Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Walk-In Closet(s)  
Appliances Built-In Oven, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Dog Run, Garden, Private Yard  
Lot Description Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn, Garden, No Neighbours Behind, Irregular Lot, Underground Sprinklers, Private, Secluded, See Remarks, Treed, Views  
Roof Rubber, Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed April 16th, 2024  
Date Sold May 1st, 2024  
Days on Market 15

|          |      |
|----------|------|
| Zoning   | R-LD |
| HOA Fees | 0.00 |

## **Listing Details**

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

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