

\$349,900 - 7 Rae Court Se, Medicine Hat

MLS® #A2127739

\$349,900

2 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.13 Acres

Ross Glen, Medicine Hat, Alberta

Enjoy modern living in this unique updated California Split. Step into the open concept main floor living /dining room, boasting a vaulted ceiling and hand-scraped hardwood floors. Cozy up by the gas fireplace with stone surround, or step outside to the lovely flagstone patio. Ascend to the upper level, where a modern updated kitchen awaits with ample cabinetry, tiled backsplash, granite counters, and a skylight illuminating the space. The kitchen island with eating bar and pantry make entertaining a breeze. Retreat to the spacious primary bedroom, complete with a cheater door to the bathroom and direct access to the dreamy wrap-around deck. The upper level also features a second bedroom and the full four piece bath with soaker tub. Venture downstairs to the fully finished and updated basement, offering a spacious family/games room with wet bar, a 3 piece bathroom, laundry room, and abundant storage space; you could easily add a third bedroom down here. The backyard oasis beckons with its tranquil and private setting, featuring a huge wrap-around deck with an enchanting treehouse-like lounging nook, a gas-line for bbq, and it's been reinforced to hold a hot tub if you desire. The lower yard space is landscaped with low-maintenance flagstone & pavers, a firepit area, and plenty of trees for privacy. Completing this remarkable property is the large heated double garage. Notable upgrades include all windows and doors replaced, along with new shingles on



both the garage and the house in 2022. Don't miss your chance to own this one-of-a-kind beautiful home!

Built in 1981

Essential Information

MLS® #	A2127739
Price	\$349,900
Sold Price	\$362,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,072
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	7 Rae Court Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B3B4

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Interlocking Driveway, Parking Pad

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard
Lot Description	Back Yard, Low Maintenance Landscape, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 3rd, 2024
Days on Market	1
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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