

\$479,000 - 24 Larkspur Court Se, Medicine Hat

MLS® #A2152856

\$479,000

4 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0.22 Acres

Connaught, Medicine Hat, Alberta

Welcome to 24 Larkspur Court, an exceptional property in the highly sought-after Connaught neighborhood. Nestled in a tranquil court, this home is situated on a large, private pie-shaped lot that backs onto green space and Connaught golf course, offering serene views and ultimate privacy. The newly landscaped front yard features water-efficient sprinkler heads and a striking Brandon Elm tree. The expansive driveway is perfect for RV parking and provides ample space for guests. Inside, you'll find approximately 2,500 square feet of developed living space. The main floor features beautiful hardwood floors and large windows that frame the picturesque backyard views. The bright living room features a striking stone-faced wood-burning fireplace, while the spacious dining area is ideal for entertaining. The well-appointed kitchen includes new appliances, a breakfast nook, and access to a charming deck with a natural gas hookup. The main floor also includes a primary bedroom with a walk-in closet and a 2-piece ensuite, along with two additional bedrooms and a newly renovated 4-piece bathroom. The fully finished basement offers a versatile space with a large recreation room, a second wood-burning fireplace, and an additional kitchen for convenience! There's also an extra bedroom, a generous laundry area, and plenty of storage. The basement provides direct access to the double attached garage. The backyard is a true retreat, featuring mature trees, tranquil



views, and underground sprinklers for easy maintenance. Recent upgrades include a new hot water tank, high-efficiency furnace, air conditioning unit, new appliances, carpet, and window coverings. This home combines comfort, style, and functionality in a prime location. Don't miss the opportunity to make it yours!

Built in 1978

Essential Information

MLS® #	A2152856
Price	\$479,000
Sold Price	\$464,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.22
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	24 Larkspur Court Se
Subdivision	Connaught
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B2J7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Lawn, No Neighbours Behind, Landscaped, Underground Sprinklers, On Golf Course, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	September 23rd, 2024
Days on Market	59
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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