

\$589,900 - 34 Cook Court Se, Medicine Hat

MLS® #A2165493

\$589,900

4 Bedroom, 3.00 Bathroom, 2,124 sqft

Residential on 0.19 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to your dream home! Nestled on a quiet court, this beautiful, fully developed home offers panoramic views of the city and is designed with both comfort and style in mind. As you step inside, you'll immediately appreciate the open layout on the main floor, which allows natural light to flood the space, creating a bright and inviting atmosphere. The heart of this home is the recently redone kitchen, featuring a full stainless steel appliance package, custom cabinetry by Creekside Cabinets, and beautiful granite countertops. Whether you're a seasoned chef or just love to entertain, this kitchen is sure to impress. The home boasts four spacious bedrooms and three full bathrooms. The primary suite is a true retreat, complete with a 3-piece ensuite bathroom, a walk-in closet and picturesque view of your outdoor space. One of the additional bedrooms is equipped with a convenient Murphy bed, making it perfect for guests or a home office. On the third level, you'll find a family room loaded with warmth and charm, highlighted by a beautiful stone, wood-burning fireplace. This floor also includes a 3-piece bath, laundry area, and access to the garage. Sliding doors lead to an inviting outdoor patio, ideal for relaxing and enjoying the fresh air. The fourth level is fully developed, offering a versatile recreation room, a fourth bedroom, storage space, and a utility room. Step outside from the kitchen onto a two-tiered deck that offers the best of both worlds. The upper level is covered and



features a sunken hot tub, providing ample shade and protection from the wind, while the lower level basks in sunlight, making it perfect for outdoor activities. The exterior of this home is pure perfection, with a private yard that backs onto green space, numerous trees, and breathtaking views. The property is equipped with newer windows, HWT (2020), central air conditioning (2019), and updated flooring. Additionally, the attached heated garage, two sheds, and large RV parking space add to the convenience and appeal of this property. This exceptional home combines luxury, comfort, and functionality, providing the perfect setting for both indoor and outdoor living. With unbeatable views and a serene, private location, this house is ready to become your forever home. Don't miss out—schedule your viewing today!

Built in 1986

Essential Information

MLS® #	A2165493
Price	\$589,900
Sold Price	\$580,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,124
Acres	0.19
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	34 Cook Court Se
Subdivision	Ross Glen

City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3Y3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Faces Front, Heated Garage

Interior

Interior Features	Breakfast Bar, Granite Countertops
Appliances	Dishwasher, Refrigerator, Stove, Conditioner, Garburator, G Washer/Dryer
Heating	Forced Air, Natural Gas, Fire
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Back Yard, Irregular Lot, Many Trees, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2024
Date Sold	October 29th, 2024
Days on Market	43
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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