

# \$488,800 - 20 Cottonwood Close Sw, Medicine Hat

MLS® #A2174015

**\$488,800**

4 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.16 Acres

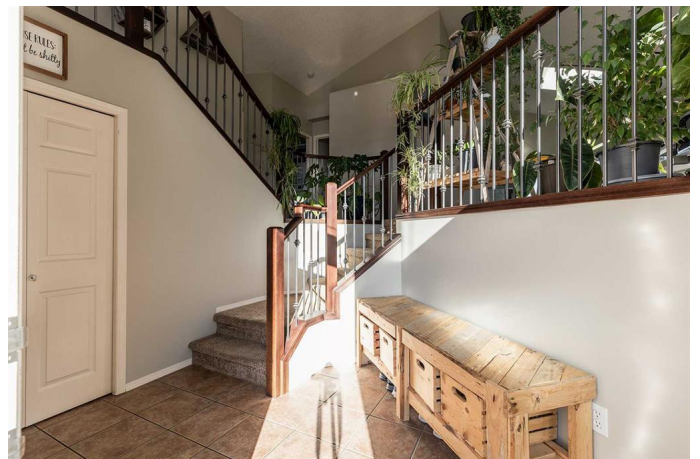
Cottonwood, Medicine Hat, Alberta

Step into this beautifully designed family home, offering a perfect blend of modern style and everyday functionality. The main-floor laundry and primary suite add convenience at any phase of life. The open-concept layout on the main floor allows for an expanding dining area, creating an inviting atmosphere that's perfect for both daily living and entertaining.

The kitchen includes high-quality appliances, ample white cabinetry, a pantry, modern countertops, a cozy desk/coffee bar area, an island, and a hood fan that vents to the exterior. From the kitchen, access the balcony deck for BBQ grilling or alfresco dining. Highlights include the large attached garage and a walk-out basement, making this home ideal for settling down. Lofty vaulted ceilings, ample windows, and a kitchen skylight make this home feel bright and grand.

With four generously sized bedrooms, the home provides ample space and comfort for the entire family. Downstairs, the fully finished walk-out basement offers flexible living space featuring a cozy gas fireplace. The large rec room opens directly to the backyard, blending indoor and outdoor living. The yard is beautifully landscaped, fully fenced, and equipped with automatic underground sprinklers.

Additional features include efficient on-demand hot water, a water faucet to the



garage, and central vacuum. Located in a welcoming community close to scenic walking paths and parks, this home offers easy access to outdoor recreation while maintaining the convenience of nearby amenities.

Just minutes from Cottonwood Golf Course and surrounded by picturesque walking trails, this home is perfectly positioned for both relaxation and recreation. Whether you're hitting the greens or enjoying a walk through nature, the Cottonwood area offers the best of both worlds. Don't miss your chance to live in this exceptional community!

Built in 2004

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2174015          |
| Price          | \$488,800         |
| Sold Price     | \$474,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,508             |
| Acres          | 0.16              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Sold              |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 20 Cottonwood Close Sw |
| Subdivision | Cottonwood             |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1B4R5                 |

**Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Off Street, Parking Pad |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, 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 | Balcony, Other                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped |
| Roof              | Asphalt Shingle                            |
| Construction      | Stone, Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2024 |
| Date Sold      | January 10th, 2025 |
| Days on Market | 77                 |
| Zoning         | R-LD               |
| HOA Fees       | 0.00               |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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