

\$469,900 - 24 Cottonwood Close Sw, Medicine Hat

MLS® #A2175909

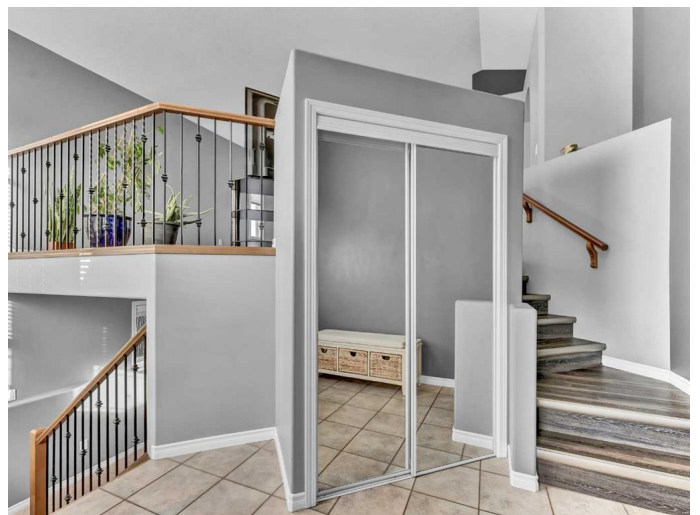
\$469,900

3 Bedroom, 3.00 Bathroom, 1,112 sqft

Residential on 0.16 Acres

Cottonwood, Medicine Hat, Alberta

WALK-OUT Bi-Level with HOT TUB Nestled in the peaceful and prestigious community of Cottonwood, this 3 bedroom 3 bathroom Bi-level has all the features you're looking for! Starting with great curb appeal and double attached 24.5'x24.7' garage, you step into a large bright and sunny entrance with huge windows flooding the home with tons of natural light. The open concept main level has a decent sized living room with dining room space and gorgeous updated kitchen, which has a ton of cabinets, built in pantry and kitchen island with granite countertops. The kitchen leads onto an upper deck overlooking the lovely back yard. The main level has the primary bedroom that can easily accommodate a California King bed and large furniture, as well as a walk-in closet and huge ensuite with corner jetted tub and separate shower. There is a 2nd bedroom on the main level, along with a 4 piece bathroom. On the lower level you are greeted with a huge family/games room with corner gas fireplace, perfect for cozy evenings watching movies on a cold night, or large enough for family and friends' games nights! There is a 3rd bedroom and 3rd bathroom, laundry room and large utility/storage room. You do not even feel like you are on the lower level as this home is a WALKOUT STYLE with full size windows and Doors for you easy access to enjoy your beautiful backyard, HOT TUB and GAZEBO outdoor entertaining space! The backyard is fully fenced, landscaped with underground



sprinklers and includes the shed. We invite you to book an appointment to view this fabulous home today!

Built in 2004

Essential Information

MLS® #	A2175909
Price	\$469,900
Sold Price	\$462,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,112
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	24 Cottonwood Close Sw
Subdivision	Cottonwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4R5

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener

Interior

Interior Features	Built-in Features, Granite Counters, Vinyl Windows, Jetted Tub, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2024
Date Sold	January 11th, 2025
Days on Market	74
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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