

\$874,900 - 99 Terrace Crescent Ne, Medicine Hat

MLS® #A2187347

\$874,900

5 Bedroom, 4.00 Bathroom, 3,360 sqft

Residential on 0.22 Acres

Terrace, Medicine Hat, Alberta

This exquisite two-storey home boasts breathtaking views of the river valley with an innovative floor plan that emphasizes open-concept living that is perfect for families and entertainers alike.

Enjoy the panoramic scenery from various vantage points throughout the home but especially from the upstairs where you will find an expansive bonus room boasting floor-to-ceiling windows. The primary bedroom is a luxurious retreat, featuring a private balcony, dual closets, and a 5-piece ensuite with an air jet soaker tub. The upstairs also accommodates two more large bedrooms, each with double closets, and a 5pc jack and jill washroom, making it ideal for family or guests.

The main floor offers the well-appointed kitchen adorned with cherry wood cabinets and a walk-through pantry to the mudroom and laundry room, which provide seamless access to the heated garage. This level also includes a bright living room, dining area, and a versatile formal dining room. A secluded area off the dining room is perfect for a kids'™ work space that leads to the lower level.

This home offers two routes to the lower level, where you'll find a versatile flex space suitable for a home-based business or a gym with exterior access. The level also features a



massive living room with a projector for movie nights, providing ample space for entertainment and activities. Additionally, there is a bedroom, a spacious full bathroom, and a smaller flex room which could be used as another bedroom.

Situated on a corner lot, the property is complemented by extensive surrounding stonework and fencing. The xeriscaped yard is designed for low maintenance while enhancing the outdoor experience with an incredible fireplace, covered deck with retractable screens, multiple gas hookups, raised flower beds, RV parking, and under-lighting to create an extraordinary outdoor oasis.

This beautiful, well-maintained home is one-of-a-kind and has undergone numerous upgrades over the years, making it a truly unique and captivating property.

Built in 2004

Essential Information

MLS® #	A2187347
Price	\$874,900
Sold Price	\$869,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,360
Acres	0.22
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	99 Terrace Crescent Ne
Subdivision	Terrace
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C2A1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, He

Interior

Interior Features	Closet Organizers, French Kitchen Island, Open Floorp Bar
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Views, Yard Lights
Roof	Shingle, Rubber
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	January 14th, 2025
Date Sold	January 21st, 2025
Days on Market	7
Zoning	R-LD
HOA Fees	0.00

Listing Details



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.