

\$779,900 - 46 King Canyon Place Sw, Medicine Hat

MLS® #A2188260

\$779,900

4 Bedroom, 3.00 Bathroom, 1,574 sqft

Residential on 0.24 Acres

Canyon Creek, Medicine Hat, Alberta

Discover this stunning 2018 Jasper "Parade of Homes" show home nestled in the highly sought-after community of Canyon Creek—the perfect family home offering breathtaking coulee views that are truly a must-see! Upon entering, you'll be welcomed by a bright and inviting atmosphere. A conveniently located office sits at the front of the home, providing a quiet and productive workspace. The main living area is bathed in natural light from expansive windows, seamlessly connecting the elegant dining room to the high-end kitchen. The spacious living room exudes elegance with its soaring ceilings and a stunning gas fireplace that serves as a cozy focal point—perfect for gathering with family and friends. Designed with both style and function in mind, this gorgeous kitchen boasts ample space and storage—a dream for any home chef. The main level also features a spacious primary bedroom complete with a luxurious 5-piece ensuite and a walk-in closet fit for royalty. Easy access to the laundry room and the heated double car garage enhances the home's functionality. The oversized 2 car garage is thoughtfully designed with custom cabinetry, providing an organized space for all your tools and storage needs. The fully developed basement offers endless possibilities with a versatile recreation room—perfect for family movie nights, game nights, or a home gym. Three generously sized bedrooms and a sleek, modern 4-piece bathroom complete this lower level. But let's



talk about the showstopper—the views!
Location truly is everything, and the
unobstructed coulee views from the screened
wrap-around deck are unparalleled. Imagine
relaxing on your deck, soaking in the serene,
panoramic scenery—a perfect end to any
day. Don't miss the opportunity to make this
exceptional Canyon Creek home yours! (HOT
TUB - UPGRADED TO SALT WATER SPA -
NOW INCLUDED IN PURCHASE)

Built in 2018

Essential Information

MLS® #	A2188260
Price	\$779,900
Sold Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,574
Acres	0.24
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	46 King Canyon Place Sw
Subdivision	Canyon Creek
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0B2

Amenities

Parking Spaces	2
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Parking	Double Garage Attached, Heated Garage, Insulated, See Remarks, RV Access/Parking
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Interior

Interior Features	See Remarks, Built-in Features, High Ceilings, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Range Hood, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 21st, 2025
Date Sold	February 26th, 2025
Days on Market	36
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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