

246 Carry Drive SE  
Medicine Hat, Alberta

MLS # A2213842



\$599,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,482 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	Cable, Natural Gas Connected, Garbage Collection, S
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings		

Inclusions: B/I Microwave, shuffleboard table, saw in garage

Step inside this splendid 4-bedroom family residence and experience the epitome of spacious living in a tranquil neighbourhood, perfect for those in need of a generously sized home. Boasting an impressive 2482 square feet over two storeys, this home is tailor-made for a bustling family life or those who simply crave room to breathe. The upper floor presents a vast primary bedroom, complete with a full ensuite, ensuring a private retreat for the heads of the household. Accompanying this are three additional large bedrooms, offering ample space for family, guests or a home office, and a full bath to cater for busy mornings. At the heart of the main floor lies a well-appointed kitchen featuring a full appliance package, where culinary exploits await. Flowing seamlessly from the kitchen is a massive dining/living room, anchored by a beautiful wood-burning fireplace, perfect for creating a warm and inviting atmosphere. A huge secondary living space provides flexibility for use as a playroom, formal dining room or whatever your heart desires. Additionally, a tastefully updated half bath adds a touch of convenience. Venture downstairs and discover an office space, a laundry room equipped with new appliances and a central vacuum system. The games area, inclusive of a shuffleboard table with additional space for a pool table, promises endless entertainment. For more serene moments, the massive family room with another wood-burning fireplace provides a cozy setting for family gatherings. Outside, the new deck is an idyllic spot for summer evening relaxation, while the double-car garage and extensive parking space cater to all your vehicular needs. This home is not just a dwelling, but a haven for making lasting memories.