

**246 Carry Drive SE  
Medicine Hat, Alberta**
**MLS # A2213842**


# \$599,000

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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Natural Gas Connected, Garbage Collection, S
<b>Features:</b>	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.