

## 2015 Crestwood Drive SE Medicine Hat, Alberta

**MLS # A2219141**


# \$479,900

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	-
<b>Features:</b>	Granite Counters, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Microwave, Washer & Dryer, Window Coverings, Garage Door Openers & Remotes, Underground Sprinklers, Central Air Conditioning, Electric Fireplace, Swing on Patio, Heavy Duty Storage Rack in Garage, Small Organizer Rack in Garage, Vinyl Storage Shed, 2 Shelving Units in Laundry Room

PRIDE OF OWNERSHIP is evident the moment you walk in the door of 2015 Crestwood Drive SE. This beautifully maintained and thoughtfully updated home is nestled in a quiet, family-friendly neighbourhood in the heart of Medicine Hat, with incredible city views just outside your front door! This inviting property offers the perfect blend of comfort, style, and functionality—ideal for the retiree, the growing family, or anyone looking to settle in a mature, sought-after area. Step inside and be greeted by a bright, spacious main floor featuring large windows, a warm color palette, and an open-concept layout that flows effortlessly from the living room to the dining area and kitchen. The kitchen boasts modern appliances, ample cabinetry, and plenty of granite counter space, making it a pleasure to cook and entertain. While the upper floor offers 3 bedrooms, one of them has been tastefully converted into a handy laundry room. Want to convert it back? No problem! There are still functioning laundry hookups available downstairs. The 3rd level offers a spacious family room with a multitude of options. This space offers a 3pc bathroom and a handy walkout to the backyard, as well as an electric fireplace, and a series of high quality rods and curtains that allow you to zone off more sleeping spaces for guests if required. The fully finished 4th level adds even more versatile living space, perfect for a family room, home office, or gym. It on this level that you'll also find the spacious storage area and furnace room. The extensive list of upgrades to this home in recent years includes new windows, shingles, furnace, and on-demand hot water system. The detached 22x28 DRIVE-THRU garage is the perfect space for your projects or to simply keep your vehicles protected from the elements. The garage has been recently fully finished and insulated and includes some handy storage racks.

The backyard is exactly what you hoped your next outdoor space would be, with a gorgeous patio, pergola, underground sprinklers, and an array of shrubs and perennials. Absolutely GORGEOUS! Located close to schools, parks, shopping, exhibition grounds, rinks, and all essential amenities, this home offers exceptional value and lifestyle. Move-in ready and full of character, 2015 Crestwood Drive SE is waiting to welcome you home.