

**1503 Eagle View Place SW  
Medicine Hat, Alberta**
**MLS # A2220394**

**\$699,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Cottonwood  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow  |               |                   |
| <b>Size:</b>     | 1,269 sq.ft.  | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Gravel Driveway, RV Access/Pa |               |                   |
| <b>Lot Size:</b> | 1.17 Acres  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, Many Trees, Private, See Remarks                         |               |                   |

|                    |                            |                   |      |
|--------------------|----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding        | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                |                   |      |

**Inclusions:** Central Air Conditioner, Dishwasher, Garage Control (s), Refrigerator, Stove, Window Coverings, Underground Sprinklers (As-Is), Range Hood, Microwave, Shop - 2 Heaters, 2 Shop Doors (14ft)

**LIVE. WORK. PLAY &mdash; ALL IN ONE PLACE!** An incredibly rare opportunity within city limits! This 1.17-acre property offers the ultimate setup for anyone looking to combine home, business, and lifestyle. Whether you're an entrepreneur, hobbyist, or simply someone who needs serious shop space, this property delivers. The centerpiece is a massive 40x80 heated shop, complete with 3-phase power, two oversized overhead doors, a bathroom, and gas heaters. The surrounding yard offers a generous turning radius &mdash; perfect for large trucks or equipment. Just steps away, you'll find a beautifully maintained 5-bedroom, 3-bathroom bungalow with an oversized double attached garage that's fully finished, heated, and insulated &mdash; ideal for parking, storage, or your latest project. Inside, the home boasts an open-concept layout with a spacious kitchen featuring ample cabinetry, a large island, and a formal dining area. The main floor includes two sizeable bedrooms, including a primary suite with 3-piece ensuite and double closets. The fully developed basement offers a second living area, three large bedrooms, and a full bath &mdash; perfect for guests, teens, or extended family. Outside, enjoy the private backyard with an internal fence, expansive deck, and mature spruce trees lining the perimeter for added privacy. This is more than a home &mdash; it's a lifestyle. Truly one of a kind and located right within city limits. Don't miss your chance to view this dream setup. Book your showing today!