

## 60 Terrace Close NE Medicine Hat, Alberta

**MLS # A2225346**


# \$565,000

<b>Division:</b>	Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Walk-In Closet(s)		

**Inclusions:** HOT TUB ON DECK WORKS BUT SOLD AS IS- NEW MOTHERBOARD, PUMP. FIREPLACE ON DECK, YARD LAMPS, ALL MOVEABLE SHEDS X 4, ELECTRIC FIREPLACE IN BEDROOM.

**\*\*Welcome to 60 Terrace Close &ndash; Fantastic Family Home, Garage, 3 Car Carport !\*\*** Ideally located just **\*\*two blocks from Dr. Ken Sauer School and nearby playgrounds\*\***, this exceptional property is perfect for families, professionals, and anyone seeking a well-rounded, move-in-ready home in a peaceful, community-oriented neighborhood. Step inside to discover a bright, open-concept kitchen made for entertaining, a beautifully finished basement ideal for family time or hosting guests, and abundant storage throughout. Every corner of this home has been thoughtfully designed with comfort and functionality in mind. **\*\*Storage and parking are no issue here!\*\*** You'll enjoy an **\*\*attached double car garage\*\***, PLUS a **\*\*3-car carport with secure, lockable storage\*\*** that's easily accessible from the **\*\*back alley\*\*** &ndash; an ideal setup for home-based businesses, hobbyists, or anyone needing quick, reliable access to tools, equipment, or toys. Outside, the backyard is a true retreat featuring low-maintenance landscaping, a covered pergola, electric awning, and even a charming she-shed &ndash; the perfect place to relax, create, or escape. With its incredible curb appeal, modern interior, and bonus features that elevate everyday living, **\*\*60 Terrace Close is a rare find\*\*** in one of Medicine Hat's sought-after areas. **\*\*Don't miss your chance to call this versatile and beautifully maintained property your next home.**