

8 Calder Bay SE  
Medicine Hat, Alberta

MLS # A2225597



\$459,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,062 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking, RV Ga		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Lawn, Private, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Sauna		

Inclusions: N/A

Looking for a 4 Level Split on the south end with room to park your truck, boat or RV? Look no further! This home built on a 7,736 sq ft lot has a 50' x 14' gravel parking pad out back, a 22' x 25' double attached garage out front, and a rubber resurfaced driveway - ideal for your RV, boat or any other of your parking needs! The main level features a spacious living room with BRAND NEW VINYL PLANK FLOORING (2025) that naturally flows to the kitchen and dining area. The kitchen is equipped with modern appliances, including a newer fridge and stove (2020), a cozy breakfast nook, and walk-in pantry. Upstairs, you'll find two generously sized bedrooms with NEW CARPET installed last month (2025) and an updated bathroom, complete with a newer counter, sink, shower head and toilet (2023). The basement offers plenty of potential for relaxation and entertainment. The lower level also boasts a DRY SAUNA, along with a primary bedroom and ensuite for added privacy and comfort. The walkout basement, with its inviting stone fireplace and wet bar, opens to the backyard, where you'll find a private HOT TUB area (2020 Hot Tub). The beautifully landscaped backyard is also equipped with underground sprinklers and three gazebo seating areas that provide ample room for hosting guests. Notable upgrades and features include: newer shingles (2024), an updated front door (2024), driveway rubber resurfacing (2022), updated interior doors (2020), an updated bathroom (2023), newer washer and dryer (2020), a newer hot water tank (2024), and recently cleaned ducts (October 2024). This home offers a perfect blend of style, comfort, and practicality—schedule your showing today!