

**72 East Glen Place SE
Medicine Hat, Alberta****MLS # A2229761****\$695,000**

Division:	Ross Glen		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,127 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, In		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Private, Underground Sprink		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Quartz Counters, Storage		

Inclusions: Underground sprinklers and control; workbenches and shelves in garage, attached shelves in living room; shelves in basement storage room. Firewood.

Beautifully Updated 5-Bedroom Home Backing the Coulee & Move-In Ready with Stunning Views Welcome to this meticulously updated 5-bedroom, 3-bathroom home, ideally situated along the coulee with breathtaking views from every level. Combining comfort, style, and location, this property is truly a rare find—with extensive upgrades throughout, there’s nothing left to do but move in and enjoy. Thoughtful improvements include triple-pane windows, quartz countertops with stylish cabinetry, updated flooring, modern light fixtures, two furnaces, new a/c unit and three spacious decks (all permitted). Additional updates feature new interior doors, trim, and baseboards, offering a fresh and modern feel throughout. The main floor offers a bright and airy living room, a functional kitchen and dining area, and a cozy family room with a wood-burning fireplace. A 3-piece bathroom and a well-placed laundry room add convenience. Both the kitchen and family room provide access to a tiered backyard deck—perfect for entertaining or unwinding with uninterrupted coulee views. Upstairs, the private primary suite includes a walk-in closet, a 3-piece ensuite, and patio doors leading to a generous second-story deck with panoramic scenery—your personal retreat at home. The lower level features a large family room, two additional bedrooms, a spacious storage area, and a cold room—ideal for organization and seasonal storage. Additional highlights include: • Insulated, finished, and heated garage with utility sink, built-in shelving, and workbenches • Underground sprinklers, garden shed, and dry storage beneath the deck for added functionality • Private fire pit area - perfect for those cool evenings. This home truly has it all—modern upgrades, exceptional care, and an unbeatable location with spectacular coulee

views. Don’t miss the chance to make this move-in ready gem your own.