

**161 Chartwell Row SE  
Medicine Hat, Alberta**

**MLS # A2235529**



**\$406,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane, Close to Clubhouse, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** None

Welcome to your new home in Chartwell Gardens, a premier retirement community designed for comfort and ease. This charming residence, thoughtfully crafted for relaxed living, offers a generous 1165 square feet of well-appointed space. Step inside to find a beautifully designed floor plan featuring two bedrooms, including a spacious primary suite. The primary bedroom boasts a walk-in closet and a luxurious 3-piece ensuite bathroom with a walk-in shower and ample cabinet storage. The second bedroom can easily be used as a guest room or a cozy retreat. A delightful office or den, complete with street views offers a quiet space for work or hobbies. The heart of the home is the stunning kitchen, highlighted by a large island & stainless steel appliances. You'll appreciate the abundance of cabinet space, including a pantry with built-in shelving, ensuring plenty of room for all your culinary needs. The kitchen, living, and dining areas feature a dramatic vaulted ceiling, creating a spacious and airy atmosphere perfect for entertaining. Step outside to enjoy the low-maintenance backyard, where a covered patio and fenced area provide privacy and a secure space for small pets and plants. The front porch offers beautiful views of the community gardens and clubhouse. Perfect for morning coffee. The property also includes a large double attached garage (21 x 28.5 feet), which is heated & finished. The utility room with a tankless hot water heater for efficiency also offer access to the crawl space. This pet-friendly community, with certain restrictions, ensures that your furry friends are welcome, and the peaceful environment of Chartwell Gardens adds to the overall appeal of this lovely home. Come experience the comfort and convenience of this exceptional residence—your perfect retreat awaits. Monthly fees are \$696.24