

**73 Cooper Road SE  
Medicine Hat, Alberta**

**MLS # A2197282**



**\$509,900**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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, Stucco, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Crown Molding, Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to your dream home! This beautifully renovated 1,267 sqft bi-level has been meticulously updated by a professional home builder, ensuring exceptional craftsmanship and design throughout. Nestled in a fantastic central location, this property boasts sleek flooring, elegant trim, stylish lighting, and a contemporary color palette that flows seamlessly from room to room. Inside, you'll find five spacious bedrooms, offering plenty of room for family and guests. The master suite features a luxurious 3-piece ensuite with a walk-in shower, providing a private retreat, as well as two large closets. The main floor features a second large bedroom and a four piece bath . The open concept main level is the heart of the home, featuring an expansive kitchen and dining area perfect for entertaining. The kitchen is a chef's dream, showcasing stunning granite countertops, a gas range and a large island complete with a wine fridge, making it ideal for both casual family meals and elegant gatherings. High-end finishes are evident throughout, with exquisite woodwork that adds a touch of sophistication and showcases the expertise of the renovations. For added convenience, the main floor includes a laundry area, making daily chores a breeze. On the lower level you will find 3 additional; bedroom's, all big enough for teenagers, a home office, exercise room or anything else. There is another full bathroom, large family room with fireplace and loads of storage. Step outside to a large covered deck, perfect for summer gatherings, and enjoy the beautifully landscaped yard, fully fenced with vinyl fencing and equipped with underground sprinklers for easy maintenance. The oversized heated double garage provides ample space for vehicles and storage, ensuring that every need is met. Recent upgrades include a new furnace installed in 2023 and air conditioning added in 2017, providing

comfort year-round. Located in a desirable established neighborhood, this home beautifully combines modern amenities with a warm, inviting atmosphere, all crafted by a professional builder. Don't miss the opportunity to make this exceptional property your own! Schedule your private showing today!