

**1802 Bullivant Crescent SW
Medicine Hat, Alberta**
MLS # A2203859

\$524,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,722 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached, Triple Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, L		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage door opener (4), garage door remote (4), garage heater		

Welcome to this stunning 1,722 square foot bungalow, centrally located on the SW Hill, offering breathtaking panoramic coulee views. This home has been beautifully updated and thoughtfully designed to provide both style and comfort. As you step inside, you'll immediately notice the spacious kitchen, complete with a large island, abundant cabinet and drawer space, luxurious granite countertops, and high-end stainless steel appliances. The tasteful vinyl plank flooring, installed on a diagonal, adds a touch of elegance throughout the main floor. This kitchen is ideal for hosting guests, with an additional coffee bar and seating area, perfect for casual gatherings. Adjacent to the kitchen and dining room is the inviting living room, and just beyond is a cozy sunroom that takes full advantage of the spectacular coulee views. Down the hallway, you'll find a convenient coat closet, a pantry, a beautifully updated 4-piece bathroom featuring new flooring and vanity, along with a relaxing soaker tub. Completing this level is the main floor laundry room. Throughout the main level, you'll appreciate the vinyl windows with magic screens that enhance both functionality and aesthetics. The fully finished basement offers a spacious family room, cold storage, a den, a generously sized bedroom, and a 3-piece bathroom. The utility room is home to an updated high-efficiency boiler and provides ample additional storage space. Another wonderful update is central air conditioning. The unit itself is also completely updated. Outside, the property boasts a large driveway with plenty of room for vehicles, trucks, and toys, including RV parking, a single attached garage (14x23), and a heated triple detached garage (32x24) that provides abundant storage and workspace. The beautifully landscaped yard features built-in planters, a patio area, and a wrap-around deck with maintenance-free decking, perfect

for outdoor living. Underground sprinklers make lawn care a breeze, ensuring your yard remains lush and vibrant. This home truly offers a little piece of paradise in a prime location. Don't miss the opportunity to make it yours!