

**79 Copper Canyon Bay SW
Medicine Hat, Alberta**
MLS # A2206206


\$698,000

Division:	Canyon Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,580 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Golf Cart Garage		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Irregular Lot, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Other, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Garbage Col
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Garage door remotes		

PUBLIC OPEN HOUSE SAT JUNE 7 1-4 PM Welcome to this Beautiful Executive Home located in Canyon Creek and more specifically at 79 Copper Canyon Bay SW. The subject home is hidden away from the warm westerly setting sun in the afternoon and is located in one of Medicine Hat's Western City Limits subdivisions and just minutes from the Desert Blume Golf Course. The rear of the subject home looks directly to the east beginning mid March in the afternoon from the exterior deck, the living room and from the dining room to the Coulee and the Seven Persons Creek below. The front entry of the subject home is physically located on the west side of the subject home which absorbs the Spring, Summer and Fall hot setting sun. The front and rear landscaping is complete and offers direct access at the front to a large over sized heated garage which accomodates a golf cart. The subject lot is located on a large cul-de-sak city street offering open parking for the subject property. The surrounding and adjacent custom built residential properties are very attractive and complement the subject property in every regard. The subject is specifically located at the north end of the cul-de-sak without the negative influence of vehicles enetering the subdivision especially at night from the vehicle lights. The subject home has approximately 1580 sf above grade livable area which features the Master Bedroom and Master Ensuite, Walkin Access from the Attached Garage, the Kitchen, Dining Area, direct access to the Rear Deck, Living Room, 2pc bathroom and an Office Den. The Lower Area which has 9 ft ceilings features 4 large bedrooms, a full 4 piece bath and a large Rec Room. The open floor plan on both levels offers a natural setting of light throughout. The east /rear side of the main floor has large windows which open up to the rear

yard and to the coulee , rolling hills and to the Seven Persons Creek below and most noticable in the winter months .The main floor also offers the Laundry Room , the Master Bedroom and bath.The subject home is custom built throught out especially and immediatly upon entering the front of the subject home.Over the past 10-12 months the Seller has made improvments and repairs to the subject home in the amount of approximately \$27,000.00 AS FOLLOWS !!!!! GEM LIGHTS LOCATED AT FRONT AND REAR OF SUBJECT HOME FOR \$4000. LANDSCAPING UPDATES ON NORTH SIDE OF HOME FOR \$8000. Concrete Patio Slab at REAR OF YARD and Fence Curbing \$10.000.Miscell Landscaping and Deck Skirting , Natural Gas Line to BBQ \$4900.00. SEE ATTACHED RPR FOR EXACT LOT DIMENSIONS. Furnace was recently inspected and serviced which was in good working condition.