

**13 Calder Green SE
Medicine Hat, Alberta**
MLS # A2208826

\$707,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	3,500 sq.ft.	Age:	1982 (43 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Aluminum Siding , Brick, Metal Siding , Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x 2, Stove x 2, dishwasher, washer x 2, dryer x 2, hood fan, central air x 2, musicaldoorbell, shed, sauna equipment

Massive Family Home with Endless Space, Luxury, and Unmatched Parking Welcome to this extraordinary 3,500 sq. ft. above-grade home, a rare gem offering unparalleled space, comfort, and versatility. Located in a quiet cul-de-sac and backing onto a peaceful green space, this property is perfect for large families, multi-generational living, or those seeking additional income potential. Key Features: Grand Living Spaces: Two expansive living rooms, ideal for entertaining or relaxing. Entertainer's Dining Area: A dining space large enough to comfortably seat 24 + guests. Chef's Kitchen: Spacious and functional, perfect for hosting gatherings and culinary adventures. 7 Bedrooms + Bonus Room: Three oversized bedrooms upstairs, including a master suite with a private balcony and a spa-like ensuite featuring a deep soaker tub. An additional bedroom on the main floor could serve as a home office. 4 Full Bathrooms + 1 Half Bath: Convenience throughout, including a half bath located off the attached garage. 2 Laundry Rooms: One within the main home and a second dedicated to the separate suite. Lower-Level Retreat: A cozy family room or large bedroom complete with a sunken round hot tub and a private sauna room for ultimate relaxation. Separate 2-Bedroom Suite: Perfect for a mother-in-law suite or as an income-generating rental. Outdoor & Parking Perks: Parking for 9 Vehicles: Plenty of room for family cars, an RV, bus, or even a semi-truck. Attached Double Garage: Additional convenience and storage. This home truly stands out with its massive size, thoughtful design, and luxurious features. Whether you're hosting large gatherings, accommodating extended family, or simply enjoying the serene green space views, this property has it all. Don't miss your chance to own this one-of-a-kind home—schedule your

private showing today!