

# \$599,000 - 246 Carry Drive Se, Medicine Hat

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MLS® #A2213842

**\$599,000**

4 Bedroom, 4.00 Bathroom, 2,482 sqft

Residential on 0.15 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Step inside this splendid 4-bedroom family residence and experience the epitome of spacious living in a tranquil neighbourhood, perfect for those in need of a generously sized home. Boasting an impressive 2482 square feet over two storeys, this home is tailor-made for a bustling family life or those who simply crave room to breathe.

The upper floor presents a vast primary bedroom, complete with a full ensuite, ensuring a private retreat for the heads of the household. Accompanying this are three additional large bedrooms, offering ample space for family, guests or a home office, and a full bath to cater for busy mornings.

At the heart of the main floor lies a well-appointed kitchen featuring a full appliance package, where culinary exploits await. Flowing seamlessly from the kitchen is a massive dining/living room, anchored by a beautiful wood-burning fireplace, perfect for creating a warm and inviting atmosphere. A huge secondary living space provides flexibility for use as a playroom, formal dining room or whatever your heart desires. Additionally, a tastefully updated half bath adds a touch of convenience.

Venture downstairs and discover an office space, a laundry room equipped with new appliances and a central vacuum system. The



games area, inclusive of a shuffleboard table with additional space for a pool table, promises endless entertainment. For more serene moments, the massive family room with another wood-burning fireplace provides a cozy setting for family gatherings.

Outside, the new deck is an idyllic spot for summer evening relaxation, while the double-car garage and extensive parking space cater to all your vehicular needs. This home is not just a dwelling, but a haven for making lasting memories.

Built in 1976

**Essential Information**

MLS® #	A2213842
Price	\$599,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,482
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	246 Carry Drive Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1N5

**Amenities**

Utilities	Cable Available, Natural Gas, Water, Sewer, Internet Collection, Sewer Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage, Heated Garage, Off Street, Paved
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Built-In Oven, Central Air Conditioning, Dishwasher, Microwave, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Living Room
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Lawn
Roof	Membrane
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 19th, 2025
Days on Market	14
Zoning	R-LD

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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