

\$669,900 - 25 Clematis Court Se, Medicine Hat

MLS® #A2240482

\$669,900

4 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.20 Acres

Connaught, Medicine Hat, Alberta

This move in ready prime location 1413 sqft. bungalow is just steps away from the second tee box on the Connaught Golf Course has been upgraded extensively over the last several years. This open concept home offers plenty of room to entertain family and friends. For the chef in the family, the kitchen has been remodeled with cherry colored cabinets, granite counter tops, stainless steel appliances and tiled flooring. The main level has been modernized with upgraded interior doors, door moldings and trim, new laminate flooring throughout, all new triple and double pane windows and new luxurious cordless cellular blinds. Enjoy the view which is amazing from the large covered deck or from the comfort of the living room with the cozy gas fireplace. The master bedroom is spacious enough for your king sized bed with plenty of room for additional furniture. The 3 piece ensuite is big with a large vanity, large walk in tiled shower and it's own linen storage. Upstairs there is another good sized bedroom and a 4 piece bathroom. There is a main floor laundry area with the option to have laundry room moved back to the basement. The lower level is perfect for entertaining with a wet bar complete with heated tile flooring, a log lighter wood burning fireplace, two more spacious bedrooms, a large 4 piece bathroom with heated tile flooring and a large room which is currently used as an office and exercise room. To close out the basement we have a wine making/storage room. A high efficiency



furnace has been installed. The back deck is 2 tiered with 2 gas outlets, a ceiling fan for the warmer days , deck blinds and a BBQ patio with an additional gas outlet. There is a cute 10' x 10' garden shed mixed in with the flower garden. There is a smart sprinkler system which supplies water throughout the fully fenced yard. Also there is plenty of parking in the front and a 16'5 X 27'5 heated garage. This home would be perfect for a growing family or a retired couple wanting to live on the golf course and master their golf game. Call for your private viewing of this lovely home.

Built in 1977

Essential Information

MLS® #	A2240482
Price	\$669,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,413
Acres	0.20
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	25 Clematis Court Se
Subdivision	Connaught
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2A4

Amenities

Parking Spaces	3
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Parking	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, Parking Pad
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Wet Bar, Crown Molding
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Glass Doors, Insert, Living Room, Stone, Tile, Wood Burning, Family Room, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Storage, Barbecue
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, On Golf Course, Underground Sprinklers, Views, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	27
Zoning	R LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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