

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

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 | 12 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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