

# \$485,000 - 22 Chinook Drive Sw, Medicine Hat

MLS® #A2262748

**\$485,000**

3 Bedroom, 2.00 Bathroom, 1,289 sqft

Residential on 0.17 Acres

SW Hill, Medicine Hat, Alberta

Discover this architecturally designed, one-of-a-kind, walkout hillside bungalow that perfectly frames stunning views of the river valley. Nestled among mature trees, this home offers privacy, character, and a peaceful connection to nature. The main floor features striking open-beamed, sloped ceilings and a beautiful double masonry fireplace, creating a warm and inviting atmosphere. The open-concept layout flows into an oak kitchen with a built-in oven – designed to capture both function and charm. Just off the main living area, you’ll find a gorgeous sunroom set among the trees – the perfect space to unwind, entertain, or simply enjoy the view in every season. With 3 bedrooms and 2 bathrooms, this home also features a developed walkout basement offering potential for an additional bedroom or flexible living space. Outside, a two-tiered backyard and partially covered patio make the most of the natural setting. Additional highlights include a single attached garage and extra parking on the front pad. This truly unique property combines architectural interest, incredible views, and a serene setting – a rare find in Medicine Hat’s sought-after southwest hills.

Built in 1971

## Essential Information

MLS® #

A2262748



|                |             |
|----------------|-------------|
| Price          | \$485,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,289       |
| Acres          | 0.17        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22 Chinook Drive Sw |
| Subdivision | SW Hill             |
| City        | Medicine Hat        |
| County      | Medicine Hat        |
| Province    | Alberta             |
| Postal Code | T1A4B3              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), Double Vanity                                                                           |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                               |
| Cooling           | Central Air                                                                                                              |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                        |
| Fireplaces        | Basement, Family Room, Gas, Wood Burning                                                                                 |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full                                                                                                                     |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Corner Lot, Irregular Lot, Many Trees |
| Roof            | Tar/Gravel                            |
| Construction    | Brick, Stucco                         |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 22                 |
| Zoning         | R-LD               |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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