

\$689,900 - 25 Violet Court Se, Medicine Hat

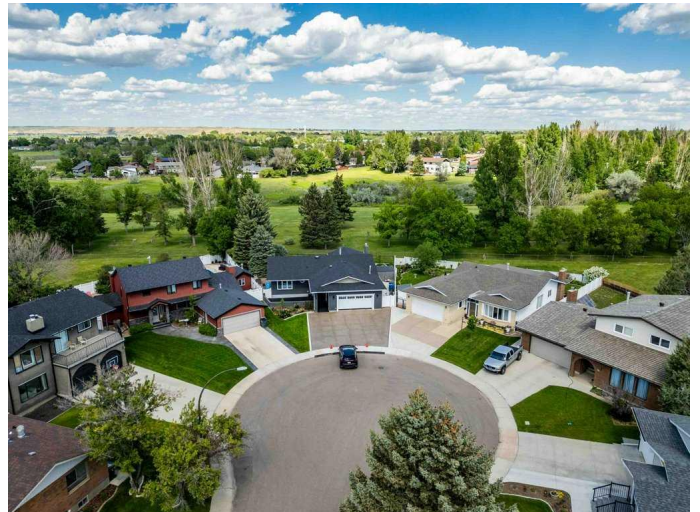
MLS® #A2190269

\$689,900

3 Bedroom, 3.00 Bathroom, 1,802 sqft
Residential on 0.15 Acres

Connaught, Medicine Hat, Alberta

Beautifully situated on one of Connaught's most picture perfect lots, this home has been lovingly maintained and updated to maximize the views, retain the original character and intrigue the desires of the most discerning buyers. An inviting vestibule welcomes your family and guests to a spacious main floor with generous formal living room and dining room combination. There is a bedroom near the front entrance that could be utilized as main floor den. It is accompanied by an updated full bath with heated tile for comfort. The master bedroom offers his and her closets. It is large and spacious with an updated ensuite with gorgeous heated tile. The kitchen & family room combination overlooks the golf course and has a brick fireplace that has been updated with a gas insert and stunning built-in cabinets that coordinate with the updated kitchen. The kitchen offers pleasing cabinetry, a large central island and stainless steel appliances. You will relish in the large, beautifully manicured yard, nature's backdrop of mature trees and the well groomed golf course. The fully fenced yard has been extensively landscaped with concrete curbing, a large concrete patio, new shed (2024), and low maintenance deck that offers the perfect vantage point to enjoy the views. The lower level has been updated with plush carpet, soothing paint, and a bar with built-ins to keep you organized. There is a large laundry room with a sink, separate storage room, and a very spacious 3rd bedroom that is accompanied by



an updated 3 piece bath. A NEW AC unit was installed (2024). This timeless home was built to last and please for generations. The exclusive address offers a lifestyle that can only be realized in a location such as this. Take in the beautiful views. Breathe the fresh air. Listen to the sounds of nature - the rustle of the trees, the birds singing, and the calm of being away from the hustle and bustle. Let your worries slip away. You can be the lucky new owner of this tremendous home. Call your favorite REALTOR® now to view.

Built in 1977

Essential Information

MLS® #	A2190269
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,802
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	25 Violet Court Se
Subdivision	Connaught
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2A2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway

of Garages 2

Interior

Interior Features No Smoking Home, Bar, Bookcases, Built-in Features, Central Vacuum, Quartz Counters, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Bar Fridge

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Family Room, Insert, Mantle, Raised Hearth

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Uncovered Courtyard

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, On Golf Course, Landscaped, Pie Shaped Lot, Treed, Underground Sprinklers, Views

Roof Asphalt Shingle

Construction Brick, Stucco, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed January 30th, 2025

Days on Market 80

Zoning R-LD

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.