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22 Chinook Drive SW Medicine Hat, Alberta

MLS # A2271765



\$469,900

SW Hill Division: Residential/House Type: Style: Bungalow Size: 1,289 sq.ft. Age: 1971 (54 yrs old) **Beds:** Baths: Garage: Parking Pad, Single Garage Attached Lot Size: 0.16 Acre Lot Feat: Irregular Lot, Many Trees

Heating: Water: Forced Air Floors: Sewer: Carpet, Laminate, Stone, Tile Roof: Condo Fee: Tar/Gravel **Basement:** LLD: Full Exterior: Zoning: Brick, Stucco R-LD Foundation: **Poured Concrete Utilities:**

Features: Beamed Ceilings, Ceiling Fan(s), Double Vanity

Inclusions: Underground Sprinklers

Discover this architecturally designed, one-of-a-kind walkout hillside bungalow, ideally located near the hospital and tucked into an extremely private, tree-covered setting. Perfectly positioned to frame stunning views of the river valley, this home offers exceptional 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 for both function and charm. Just off the main living area, a gorgeous sunroom sits among the trees, offering the perfect place to unwind, entertain, or simply enjoy the view in every season. With 3 bedrooms and 2 bathrooms, this home also includes 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 surroundings. Additional highlights include a single attached garage and extra parking on the front pad. Ready for you to make your own, this truly unique property blends architectural interest, incredible views, and a serene, private setting—an exceptionally rare find in Medicine Hat's sought-after southwest hills.