

20 Turner Bay SE  
Medicine Hat, Alberta

MLS # A2280472



**\$584,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,255 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Mid Efficiency, Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	Hot-Tub		

Welcome to this spacious two-storey family home, ideally located in a quiet court and just steps from schools and a large park, making it an excellent choice for families. The thoughtful layout begins with a flex room or home office with French doors near the front entry, offering a versatile space for work or quiet retreat. The main floor features an open-concept design with a bright living room, an open kitchen complete with a large island, and a comfortable family room anchored by a gas fireplace. This level is finished with a convenient laundry room and a two-piece bathroom, creating a functional and inviting space for everyday living and entertaining. Upstairs, the home offers three bedrooms, including a spacious primary suite with a four-piece ensuite featuring a double vanity, along with an additional four-piece bathroom for the family. The fully developed basement adds even more living space with a large family room and ample storage, providing flexibility for recreation, guests, or hobbies. Additional highlights include a double heated garage with double doors, a full appliance package, and over 2,200 square feet of well-designed living space. Located in a highly desirable, family-friendly neighbourhood, this home offers the perfect combination of space, comfort, and location. Homes like this are in high demand and won't last long.