

\$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 | 13 |
| Zoning | R-LD |

Listing Details

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

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.