

\$449,000 - 8 Calder Bay Se, Medicine Hat

MLS® #A2208740

\$449,000

3 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.18 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Welcome to this beautiful 4-level split home, where comfort and style meet. The main level features a spacious living room that seamlessly connects to the kitchen and dining area. The kitchen is equipped with modern appliances, including a newer fridge and stove (2020), a cozy breakfast nook, and walk-in pantry. Upstairs, you'll find two generously sized bedrooms and an updated bathroom, complete with a newer counter, sink, and toilet (2023).

The basement offers plenty of potential for relaxation and entertainment. The lower level also boasts a DRY SAUNA, along with a 3 pc bathroom and a primary bedroom (window in bedroom does not meet current egress). The walkout basement, with its inviting stone fireplace and wet bar, opens to the backyard, where you'll find a private HOT TUB area. The beautifully landscaped backyard is also equipped with underground sprinklers and three gazebo seating areas that provide ample room for hosting guests. Looking for a home on the south end with room to park your truck, boat or RV? Look no further! This home built on a 7,736 sq ft lot has a 50' x 14' gravel parking pad out back, a 22' x 25' double attached garage out front, and a rubber resurfaced driveway - ideal for your RV, boat or any other of your parking needs! Notable upgrades and features include: newer shingles (2024), an updated front door (2024), driveway rubber resurfacing (2022), updated



interior doors (2020), an updated bathroom (2023), newer washer and dryer (2020), a newer hot water tank (2024), and recently cleaned ducts (October 2024).
This home offers a perfect blend of style, comfort, and practicality—schedule your showing today!

Built in 1982

Essential Information

MLS® #	A2208740
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.18
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	8 Calder Bay Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3L7

Amenities

Parking Spaces	7
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad, RV Access/Parking, RV Gated
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dryer, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 7th, 2025
Days on Market	14
Zoning	R-LD

Listing Details

Listing Office	2 PERCENT REALTY
----------------	------------------

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.

