

# \$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 practicalityâ€”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	15
Zoning	R-LD

**Listing Details**

Listing Office	2 PERCENT REALTY
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