

# \$675,000 - 25 Violet Court Se, Medicine Hat

MLS® #A2216631

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.15 Acres

Connaught, Medicine Hat, Alberta

Beautifully situated on one of Connaught's most picture perfect lots, this home has been lovingly maintained and updated to maximize the views, retain the original character and intrigue the desires of the most discerning buyers. An inviting vestibule welcomes your family and guests to a spacious main floor with generous formal living room and dining room combination. There is a bedroom near the front entrance that could be utilized as main floor den. It is accompanied by an updated full bath with heated tile for comfort. The master bedroom offers his and her closets. It is large and spacious with an updated ensuite with gorgeous heated tile. The kitchen & family room combination overlooks the golf course and has a brick fireplace that has been updated with a gas insert and stunning built-in cabinets that coordinate with the updated kitchen. The kitchen offers pleasing cabinetry, a large central island and stainless steel appliances. You will relish in the large, beautifully manicured yard, nature's backdrop of mature trees and the well groomed golf course. The fully fenced yard has been extensively landscaped with concrete curbing, a large concrete patio, new shed (2024), and low maintenance deck that offers the perfect vantage point to enjoy the views. The lower level has been updated with plush carpet, soothing paint, and a bar with built-ins to keep you organized. There is a large laundry room with a sink, separate storage room, and a very spacious 3rd bedroom that is accompanied by



an updated 3 piece bath. A NEW AC unit was installed (2024). This timeless home was built to last and please for generations. The exclusive address offers a lifestyle that can only be realized in a location such as this. Take in the beautiful views. Breathe the fresh air. Listen to the sounds of nature - the rustle of the trees, the birds singing, and the calm of being away from the hustle and bustle. Let your worries slip away. You can be the lucky new owner of this tremendous home. Call your favorite REALTOR® now to view.

Built in 1977

**Essential Information**

MLS® #	A2216631
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,802
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	25 Violet Court Se
Subdivision	Connaught
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2A2

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

# of Garages 2

## Interior

Interior Features Bar, Bookcases, Built-in Features, Central Vacuum, No Smoking Home, Quartz Counters, Storage

Appliances Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Insert, Raised Hearth

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Uncovered Courtyard

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, On Golf Course, Pie Shaped Lot, Treed, Underground Sprinklers, Views

Roof Asphalt Shingle

Construction Brick, Stucco, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed May 1st, 2025

Days on Market 4

Zoning R-LD

## Listing Details

Listing Office RE/MAX iRealty Innovations

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