$610,000 - 12 Cottonwood Bay Sw, Medicine Hat
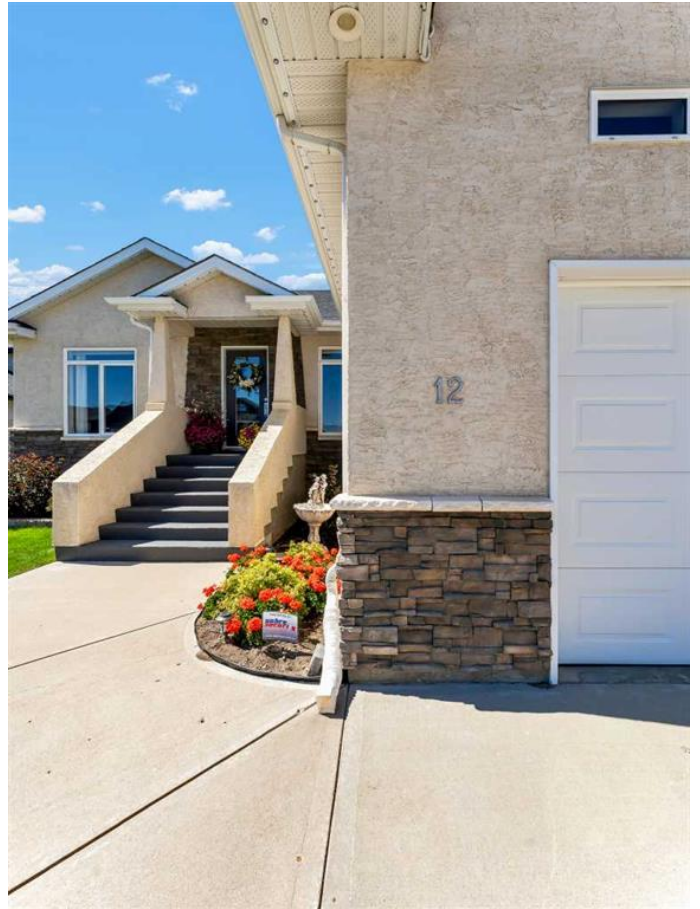
MLS® #A2249240

$610,000

3 Bedroom, 3.00 Bathroom, 1,308 sqft
Residential on 0.18 Acres

Cottonwood, Medicine Hat, Alberta

Welcome to this immaculate bungalow in the highly sought-after Cottonwood neighbourhood, where you can hop on your golf cart and follow the path straight to the course. With stunning curb appeal featuring a stucco and stone exterior, this home is as beautiful outside as it is inside. Step into the spacious tiled entry, complete with a convenient bedroom (currently den) just off the front foyer. The open-concept main floor flows seamlessly through the living room, dining area, and kitchen, highlighted by vaulted ceilings, bright windows, and a full black appliance package with an eat-up bar. The large primary suite is filled with natural light overlooking the backyard, and features a spa-like ensuite with soaker tub, stand-up shower, and walk-in closet. A second four-piece bath can be found on the main floor, as well as the laundry which offers direct access to the nicely finished heated double-attached garage (with soaring ceilings and outside entrance). Downstairs, the lower-level shows like newâ€"barely used and offering an additional bedroom and den (currently used as bedroom), a four-piece bath, spacious storage area, and plenty of room to make it your own. Recent updates and mechanicals include shingles (2019), hot water tank (2024), HRV system, Ecobee thermostat with sensors, and a water softener. Outside, the oversized yard is fully landscaped, fenced with low-maintenance vinyl, and features underground sprinklers, alley access, and a

great covered maintenance free deck with handy storage underneath. Located on a quiet bay with great neighbours, this home is finished off with the perfect touchâ€"brand new gemstone lights, ideal for holidays or cheering on your favourite team. Shows 10/10â€"pride of ownership is evident throughout. Donâ€™t miss the chance to live in this popular neighbourhood!

Built in 2003

Essential Information

MLS® #	A2249240
Price	$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,308
Acres	0.18
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	12 Cottonwood Bay Sw
Subdivision	Cottonwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4R3

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuu... Floorplan, Vaulted Ceiling(s),
Appliances	Central Air Conditioner, Di... Hood Fan, Refrigerator, S... Coverings
Heating	Fireplace(s), Forced Air, Natu...
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY