

# \$775,000 - 74 Terrace Court Ne, Medicine Hat

MLS® #A2210789

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,751 sqft

Residential on 0.18 Acres

Terrace, Medicine Hat, Alberta

**\*\*Luxury Living at Its Finest: Triple Garage, Pool, Stunning yard and Impeccable Design\*\***

Welcome to a home that truly has it all—where luxury, comfort, and functionality come together in perfect harmony. Nestled in a desirable location, this stunning property offers a triple attached heated garage, a meticulously landscaped yard, and an outdoor retreat that rivals a private resort. The backyard is a showstopper, featuring mature trees, vibrant perennials, and a spacious patio complete with a large gazebo and cozy outdoor gas fireplace. At the heart of this oasis is an 18x38 gas-heated saltwater pool, equipped with an automatic, lockable cover for both convenience and peace of mind. A brand-new robotic pool cleaner, valued at \$2,000, is included, and the pool has always been professionally maintained.

Step inside to discover a thoughtfully designed interior where every detail has been carefully curated. Soaring 18- to 20-foot ceilings in the living room immediately draw your attention, creating a dramatic yet welcoming space that flows seamlessly into the open-concept kitchen and dining area. The kitchen is a chef's dream—finished with white quartz countertops, solid oak cabinetry, champagne bronze fixtures, premium designer lighting, and top-of-the-line GE Café appliances in matte white. Just off the kitchen, a covered deck offers the perfect vantage point to enjoy your



private backyard sanctuary.

The main floor also includes a large mudroom with direct access to the garage, a convenient laundry area, and custom storage solutions. The garage itself is heated and features two floor drains, making it as practical as it is spacious.

Upstairs, a beautiful catwalk adds architectural interest, connecting three generously sized bedrooms and overlooking both the main living area and the front foyer. The main bathroom is elegantly finished with upscale fixtures and modern design, while the primary suite provides a peaceful retreat. Enjoy views of your backyard, a walk-in closet, and a luxurious 3-piece ensuite featuring a walk-in shower adorned with porcelain tile.

The fully developed basement adds even more living space, ideal for guests or extended family. It offers a warm and inviting family room, a dry bar with quartz countertops, a large fourth bedroom, and a stylish 3-piece bathroom. A discreetly located 2-piece bathroom adds extra convenience as you descend the stairs.

Additional highlights include dual-zone heating for personalized climate control, new thermostats, a spa pack for a future hot tub setup, and a maintenance-free front yard with premium artificial turf.

Whether you're looking for a forever home or a lucrative investment, this property is also a turnkey short-term rental opportunity with proven success. All furniture, carefully selected to enhance the home's style and comfort, is negotiable.

This is more than just a home—it's a lifestyle. Don't miss your chance to own this

extraordinary property. Book your private tour today.

Built in 2006

### Essential Information

MLS® #	A2210789
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,751
Acres	0.18
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	74 Terrace Court Ne
Subdivision	Terrace
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C0A6

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Faces Front, Heated Garage, Triple Garage Attached
# of Garages	3
Has Pool	Yes

### Interior

Interior Features	Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
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Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R-LD

## Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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