

# \$649,900 - 44 Valleyview Drive Sw, Medicine Hat

MLS® #A2221400

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,880 sqft  
Residential on 0.23 Acres

SW Hill, Medicine Hat, Alberta

Welcome to this one-of-a-kind walkout bungalow, perfectly perched to capture sweeping views from its expansive deck. This home offers the best of space, style, and location— with 3+1 spacious bedrooms, 3 full bathrooms, and over 3,000 sq ft of living space designed for comfort and entertaining.

Step inside to an open-concept main floor featuring vaulted ceilings with exposed wood beams, creating an airy, rustic elegance. Enjoy cozy evenings by two wood-burning fireplaces—one in the main living area and another in the walkout basement.

The bright kitchen opens to a generous dining area and a large deck—perfect for summer BBQs or quiet morning coffee with a view. The primary suite includes ample closet space and ensuite bath, while the walkout level adds flexibility with a guest bedroom, large rec room, sauna, and direct access to a huge sloping yard ideal for gardening, play, or simply enjoying nature.

A double attached garage, unique curb appeal, and central location close to schools, parks, and amenities make this a rare opportunity. Don't miss your chance to own this exceptional property!

Built in 1985

## Essential Information



MLS® #	A2221400
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,880
Acres	0.23
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	44 Valleyview Drive Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A8E4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	53
Zoning	R-LD

**Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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