

# \$589,900 - 12 Cottonwood Bay Sw, Medicine Hat

MLS® #A2249240

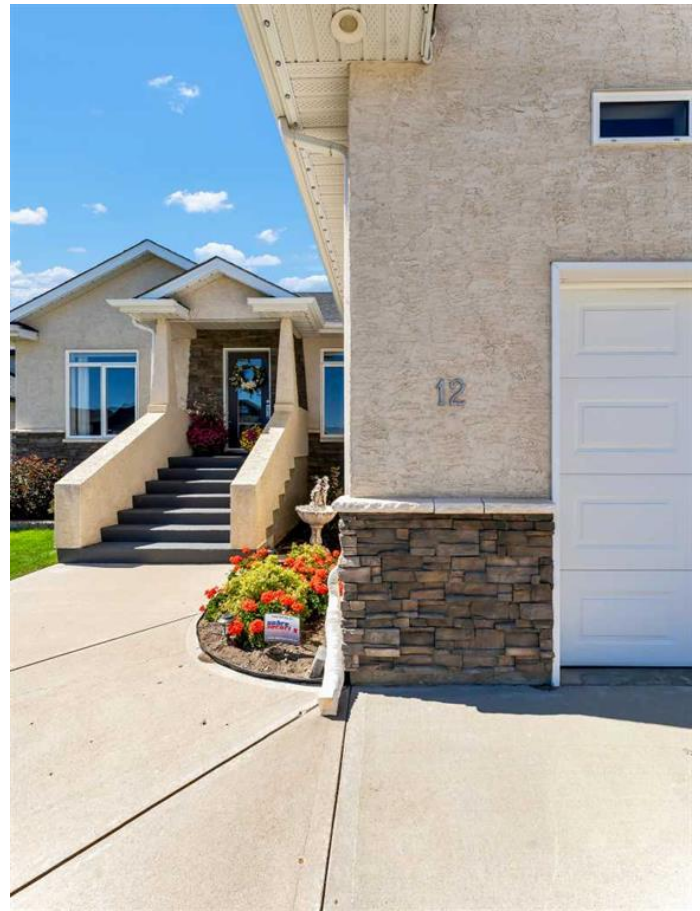
**\$589,900**

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 new—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 touch—brand new gemstone lights, ideal for holidays or cheering on your favourite team. Shows 10/10—pride of ownership is evident throughout. Don't miss the chance to live in this popular neighbourhood!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249240    |
| Price          | \$589,900   |
| 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, High Ceiling, Vaulted Ceiling(s), Vinyl Windows         |
| Appliances        | Central Air Conditioner, Dishwasher, Hood Fan, Refrigerator, W Stacked |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                  |
| 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 | 54                |
| Zoning         | R-LD              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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