

\$459,000 - 8 Calder Bay Se, Medicine Hat

MLS® #A2225597

\$459,000

3 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.18 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Looking for a 4 Level Split on the south end with room to park your truck, boat or RV? Look no further! This home built on a 7,736 sq ft lot has a 50' x 14' gravel parking pad out back, a 22' x 25' double attached garage out front, and a rubber resurfaced driveway - ideal for your RV, boat or any other of your parking needs!

The main level features a spacious living room with BRAND NEW VINYL PLANK FLOORING (2025) that naturally flows to the kitchen and dining area. The kitchen is equipped with modern appliances, including a newer fridge and stove (2020), a cozy breakfast nook, and walk-in pantry. Upstairs, you'll find two generously sized bedrooms with NEW CARPET installed last month (2025) and an updated bathroom, complete with a newer counter, sink, shower head and toilet (2023). The basement offers plenty of potential for relaxation and entertainment. The lower level also boasts a DRY SAUNA, along with a primary bedroom and ensuite for added privacy and comfort. The walkout basement, with its inviting stone fireplace and wet bar, opens to the backyard, where you'll find a private HOT TUB area (2020 Hot Tub). The beautifully landscaped backyard is also equipped with underground sprinklers and three gazebo seating areas that provide ample room for hosting guests.

Notable upgrades and features include: newer shingles (2024), an updated front door (2024),



driveway rubber resurfacing (2022), updated interior doors (2020), an updated bathroom (2023), newer washer and dryer (2020), a newer hot water tank (2024), and recently cleaned ducts (October 2024).

This home offers a perfect blend of style, comfort, and practicality—schedule your showing today!

Built in 1982

Essential Information

MLS® #	A2225597
Price	\$459,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,062
Acres	0.18
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	8 Calder Bay Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B3L7

Amenities

Parking Spaces	7
Parking	Double Garage Attached, Off Street, RV Access/Parking, Parking Pad, RV Gated
# of Garages	1

Interior

Interior Features	Bar, No Smoking Home, Sauna
Appliances	Central Air Conditioner, Electric Range, Dishwasher, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Private Yard, Covered Courtyard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Lawn, Private, See Remarks, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	10
Zoning	LDR

Listing Details

Listing Office	2 PERCENT REALTY
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