

# \$925,000 - 24 Heron Court Sw, Medicine Hat

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MLS® #A2238938

**\$925,000**

4 Bedroom, 3.00 Bathroom, 2,049 sqft

Residential on 0.21 Acres

NONE, Medicine Hat, Alberta

Welcome to 24 Heron Court, an exquisite executive home nestled in a serene cul-de-sac just outside of Medicine Hat. This 2049 sqft masterpiece, constructed in 2020, showcases a timeless and elegant design that offers the perfect blend of tranquility and city convenience. Step into your dream home, where the hustle and bustle of city life seem miles away. From the moment you enter, you'll be captivated by the grandeur of the high ceilings and stunning tile work. The main floor bathes in natural light, accentuated by vaulted beamed ceilings and offers breathtaking coulee views. Arched doorways enhance the architectural charm, while the spacious living area features built-in cabinets, shelving, and a sophisticated gas fireplace. The chef's kitchen is a true highlight, boasting a massive island with seating, abundant cabinetry with pullouts, a spacious pantry, and high-end Cafe series appliances including a gas range with a pot filler. The quartz countertops and modern farmhouse accents, such as the apron sink, add a touch of elegance and functionality. Adjacent to the kitchen, a dreamy butler's pantry provides additional storage and counter space, leading to a practical mudroom area with ample storage solutions. The main floor also includes a versatile bedroom, an office/den, and a stylish 4-piece bath. Upstairs, the Primary Suite offers a luxurious retreat with its own private balcony perfect for watching stunning sunsets. Unwind in the custom steam shower or soak in the freestanding clawfoot



tub. The walk-in closet is a standout feature, complete with a convenient washer and dryer combo. The lower level of the home is designed for entertaining and relaxation, featuring two additional bedrooms, a 4-piece bath, and a spacious laundry room. The family room, equipped with a projector and surround sound, opens to a walkout patio, ideal for hosting gatherings. Enjoy the massive backyard, perfect for adding a pool or an outdoor rink, and complete with a built-in shed and an in-ground trampoline. The triple attached garage is a tandem-style space with a bonus gym area that could easily accommodate a third vehicle if needed. Situated a mere stroll from the picturesque Seven Persons Creek, you'll have easy access to outdoor adventures, including paddle boarding or kayaking right from your doorstep. This property truly has it all—luxurious design, modern amenities, and a peaceful setting. Don't miss the opportunity to make this stunning home yours!

Built in 2020

**Essential Information**

MLS® #	A2238938
Price	\$925,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,049
Acres	0.21
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	24 Heron Court Sw
Subdivision	NONE
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0S8

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Garage, Garage Attached
# of Garages	3

### Interior

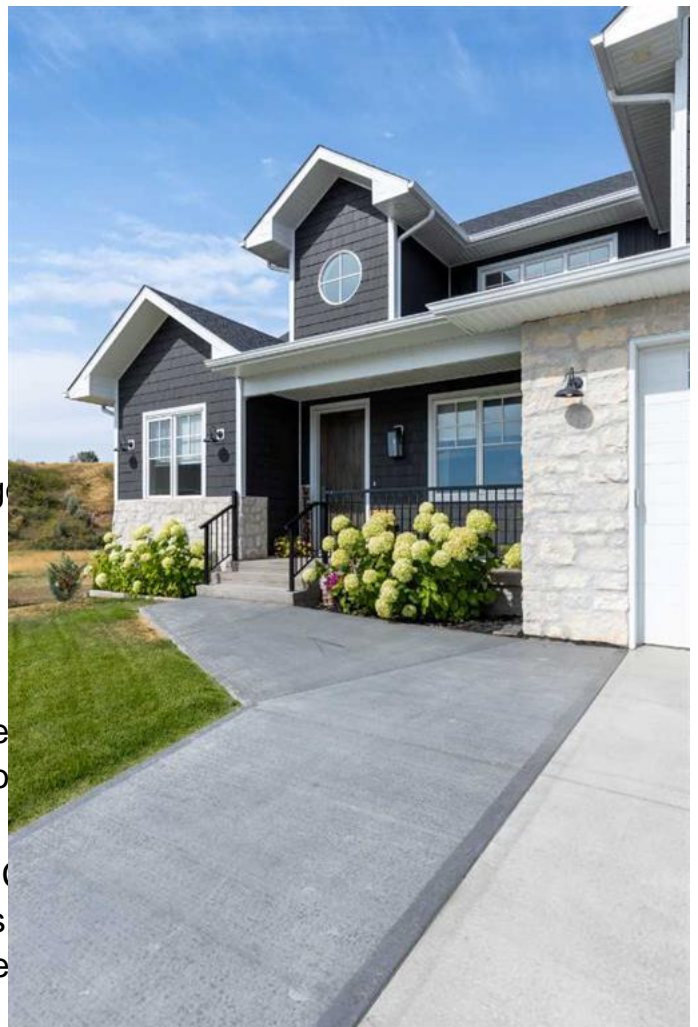
Interior Features	Beamed Ceilings, Built-in Features, Ceilings, Kitchen Island, No, Quartz Counters
Appliances	Bar Fridge, Central Air Conditioning, Control(s), Garburator, Gas, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 13th, 2025
Days on Market	63
Zoning	R-LD



**Listing Details**

Listing Office            RIVER STREET REAL ESTATE

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