

# \$707,000 - 13 Calder Green Se, Medicine Hat

MLS® #A2208826

**\$707,000**

7 Bedroom, 5.00 Bathroom, 3,500 sqft

Residential on 0.17 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Massive Family Home with Endless Space, Luxury, and Unmatched Parking

Welcome to this extraordinary 3,500 sq. ft. above-grade home, a rare gem offering unparalleled space, comfort, and versatility. Located in a quiet cul-de-sac and backing onto a peaceful green space, this property is perfect for large families, multi-generational living, or those seeking additional income potential.

Key Features:

**Grand Living Spaces:** Two expansive living rooms, ideal for entertaining or relaxing.

**Entertainer's Dining Area:** A dining space large enough to comfortably seat 24 + guests.

**Chef's Kitchen:** Spacious and functional, perfect for hosting gatherings and culinary adventures.

**7 Bedrooms + Bonus Room:** Three oversized bedrooms upstairs, including a master suite with a private balcony and a spa-like ensuite featuring a deep soaker tub. An additional bedroom on the main floor could serve as a home office.

**4 Full Bathrooms + 1 Half Bath:** Convenience throughout, including a half bath located off the attached garage.

**2 Laundry Rooms:** One within the main home and a second dedicated to the separate suite.

**Lower-Level Retreat:** A cozy family room or large bedroom complete with a sunken round hot tub and a private sauna room for ultimate relaxation.



Separate 2-Bedroom Suite: Perfect for a mother-in-law suite or as an income-generating rental.

#### Outdoor & Parking Perks:

Parking for 9 Vehicles: Plenty of room for family cars, an RV, bus, or even a semi-truck.

Attached Double Garage: Additional convenience and storage.

This home truly stands out with its massive size, thoughtful design, and luxurious features.

Whether you're hosting large gatherings, accommodating extended family, or simply enjoying the serene green space views, this property has it all.

Don't miss your chance to own this one-of-a-kind home—schedule your private showing today!

Built in 1982

### Essential Information

MLS® #	A2208826
Price	\$707,000
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,500
Acres	0.17
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### Community Information

Address	13 Calder Green Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat

Province	Alberta
Postal Code	T1B 3K6

### Amenities

Parking Spaces	9
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Additional Parking, Driveway, Multiple Driveways
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Irregular Lot, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Aluminum Siding, Brick, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	6
Zoning	R-LD

### Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.