

\$474,900 - 19 Clematis Court Se, Medicine Hat

MLS® #A2203945

\$474,900

3 Bedroom, 3.00 Bathroom, 1,269 sqft

Residential on 0.21 Acres

Connaught, Medicine Hat, Alberta

A superior Connaught cul-de-sac location and backing onto the second fairway of Connaught Golf and Country Club and with an exceptional 80 foot frontage to allow for a large 25' X 26' double garage plus RV Parking, A superb neighborhood and a lot that is difficult to equal.

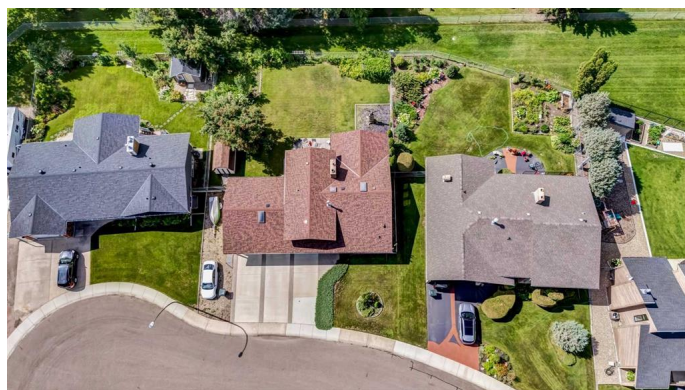
New shingles and new garage door both installed in 2021. The very spacious and open living room has a brick wood burning fireplace, skylight and patio doors opening to a large (20' X 12') covered deck (low maintenance decking) with a panoramic view of the beautifully landscaped yard and the serenity of the golf course. On this level you will also find an eat in kitchen and a dining area. On the upper level you will find the master bedroom with a 2 piece ensuite and a wonderful view of the golf course. Also on this level is a second bedroom. On the third level is a third bedroom, a 3 piece bathroom and an office/den also with a brick fireplace. On the lower level is a large family/games room plus a good sized utility/storage room. Lot size is 81.22 Front X 80.0 Rear X 121.77 West X 110.0 East. A full appliance package is included.... Worth noting... This property is absolutely in very clean condition

Built in 1978

Essential Information

MLS® # A2203945

Price \$474,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,269
Acres	0.21
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	19 Clematis Court Se
Subdivision	Connaught
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B2A4

Amenities

Parking Spaces	3
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Skylight(s), Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Electric Stove, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	24
Zoning	R-LD

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.