

# \$784,800 - 335 Ranchview Place Ne, Medicine Hat

MLS® #A2248954

**\$784,800**

5 Bedroom, 4.00 Bathroom, 2,609 sqft

Residential on 0.12 Acres

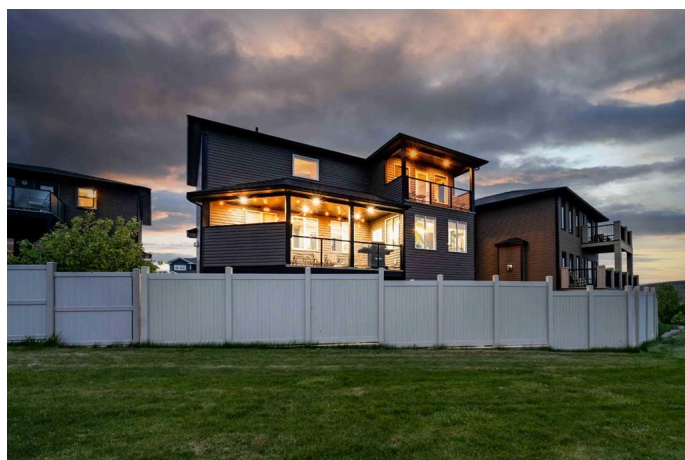
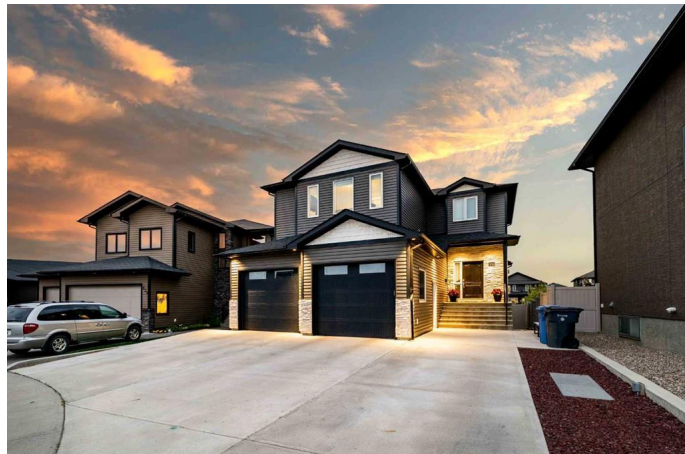
Ranchland, Medicine Hat, Alberta

Welcome to your dream family home—an impeccably designed two-storey with walk-out basement, nestled in a quiet Ranchlands cul-de-sac. Backing onto expansive green space and walking paths with no rear neighbours, this custom-built property offers privacy, timeless finishes, and a layout that truly delivers.

Boasting 5 bedrooms—4 upstairs + Laundry room—this home is ideal for families of any size. The heart of the home is a stunning kitchen featuring an oversized island, GRANITE countertops, gas cooktop, built-in double ovens, hidden microwave storage, and premium Kenmore Elite appliances. A walk-through pantry leads to a spacious boot room with plumbing for an optional second laundry setup.

The open-concept main floor living and dining areas are warm and inviting, anchored by a gas fireplace and complemented by a custom wet bar with undercabinet and feature lighting. Step onto the upper patio, where built-in speakers, a gas BBQ hookup, and an outdoor fireplace set the stage for unforgettable evenings—all overlooking peaceful green space.

Upstairs, the luxurious primary retreat includes a cozy gas fireplace, undercounter beverage fridge, and multiple custom closets with integrated lighting—including separate closets for shoes, gowns, and long coats. A private balcony offers uninterrupted views, while the spa-like en suite features a deep



soaker tub with vintage telephone-style faucet, a walk-in tiled shower with dual showerheads, elegant tile floors, and quartz countertops—a finish found throughout every bathroom in the home.

Three additional upstairs bedrooms share a stylish 5-piece bath with double sinks, while a spacious laundry room adds everyday convenience.

The fully developed walk-out basement offers even more space to relax and entertain, with a family room featuring a gas fireplace, games area, fifth bedroom, and full bathroom with steam shower. IN-FLOOR HEATING ensures comfort year-round.

Enjoy whole-home audio with integrated speakers in the kitchen, en suite, and outdoor areas, controlled via wall panels or an app-connected amp. Thoughtful extras include soffit outlets for holiday lighting, a front plug-in for RVs or yard décor, and built-in holiday timer switches.

The backyard is a private oasis, beautifully landscaped with lava rock, perennials, underground sprinklers, two concrete patios, a privacy blind, and a Bullfrog hot tub with updated cover and lighting.

The oversized 26x27 heated garage is fully finished with built-in shelving, cabinets, floor drain, and side-mount door openers.

Additional highlights: triple-pane windows, in-floor heating, newer shingles, 125-amp panel, dual-zone furnace (new motor in 2023), hot water tank w/ repaired evaporator coil, RO water system, and softener.

Surrounded by parks, trails, and close to schools and amenities, this home is a rare gem in one of Medicine Hat's most desirable communities. Contact your real estate agent to book a private showing today!

Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248954    |
| Price          | \$784,800   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,609       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 335 Ranchview Place Ne |
| Subdivision | Ranchland              |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1C 0G6                |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 5                                                |
| Parking        | Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows, Wet Bar  |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Refrigerator, See Remarks, Washer/Dryer, Water Softener, Window Coverings, Built-In Gas Range |
| Heating           | High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                  |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 4                                                                                                                                                 |
| Fireplaces        | Decorative, Family Room, Gas, Living Room, Master Bedroom, Outside,                                                                               |

|              |                                            |
|--------------|--------------------------------------------|
|              | Factory Built, Masonry, Metal, See Remarks |
| Has Basement | Yes                                        |
| Basement     | Finished, Full, Walk-Out                   |

## Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Other, Private Yard                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Street Lighting, Underground Sprinklers, Views |
| Roof              | Asphalt Shingle                                                                                                           |
| Construction      | Stone, Vinyl Siding                                                                                                       |
| Foundation        | Poured Concrete                                                                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-LD              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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