

# \$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

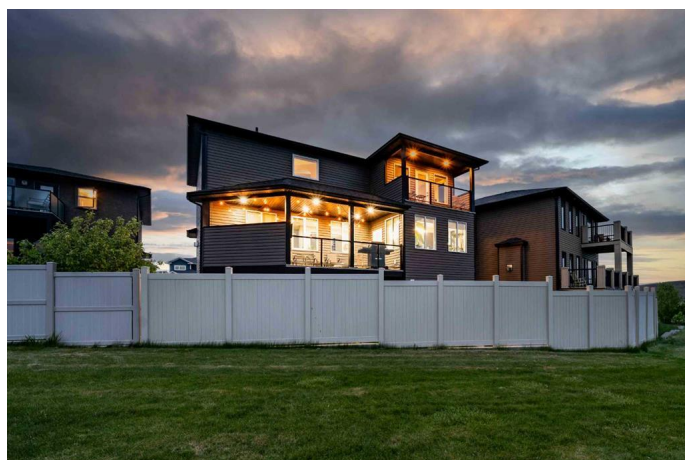
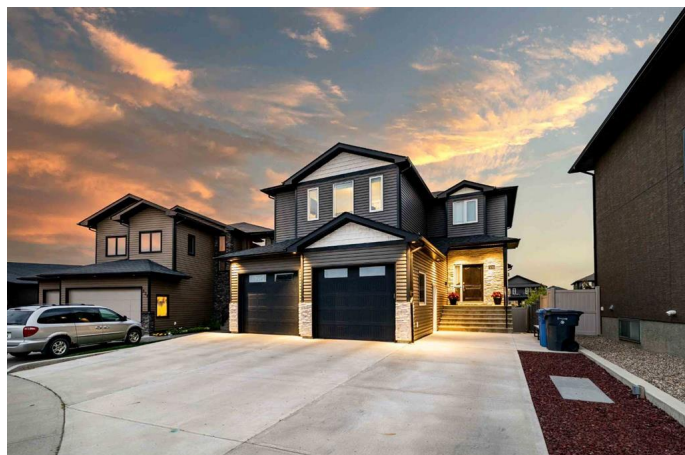
Ranchland, Medicine Hat, Alberta

**\*\*Open House Aug 16, 1- 2:30\*\*** 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 countertopsâ€”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 Hatâ€™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 Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Refrigerator, See Remarks, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Family Room, Gas, Living Room, Decorative, Factory Built, Masonry,

	Master Bedroom, Metal, Outside, 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, Views, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	2 PERCENT REALTY
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