

\$774,900 - 335 Ranchview Place Ne, Medicine Hat

MLS® #A2248954

\$774,900

5 Bedroom, 4.00 Bathroom, 2,609 sqft

Residential on 0.12 Acres

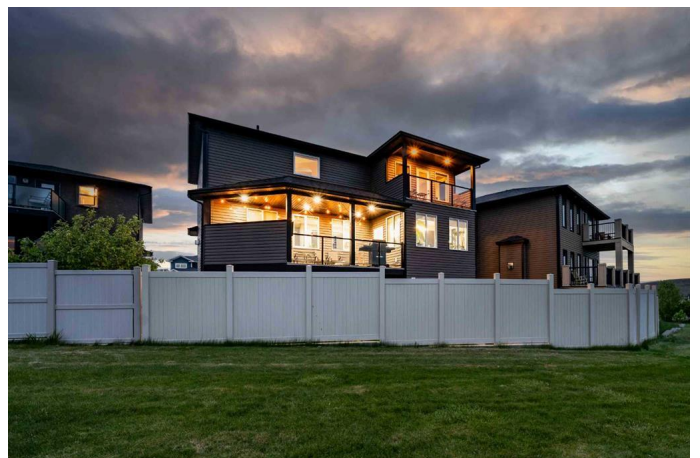
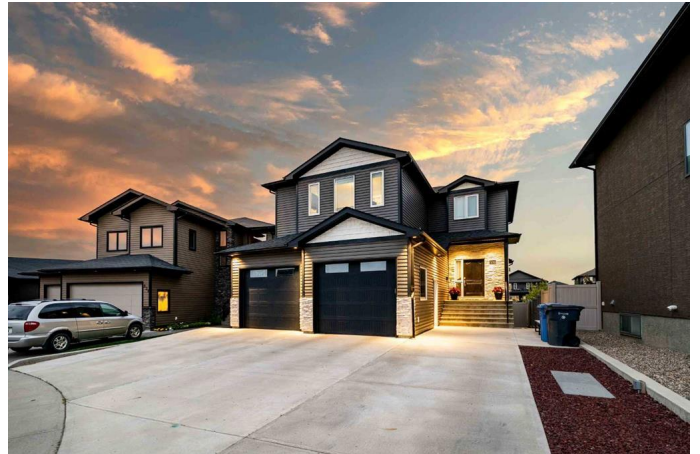
Ranchland, Medicine Hat, Alberta

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	\$774,900
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, Masonry, See Remarks, Decorative,

	Factory Built, Master Bedroom, Metal, Outside
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	48
Zoning	R-LD

Listing Details

Listing Office	2 PERCENT REALTY
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