

# \$714,000 - 327 Ranchview Place Ne, Medicine Hat

MLS® #A2138492

**\$714,000**

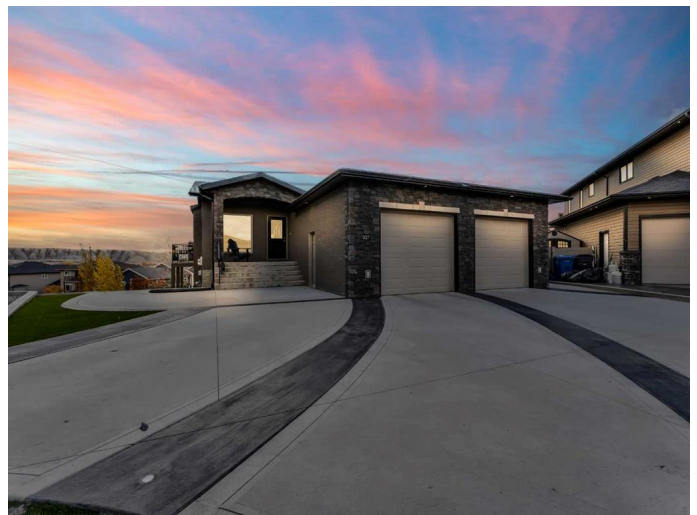
3 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.08 Acres

Ranchland, Medicine Hat, Alberta

Enjoy spectacular unobstructed coulee views from this executive Ranchlands bungalow situated in a quiet bay backing onto a green space. You will appreciate all of the warm natural light that floods into this home and the amazing views from all of the huge windows in this home. The main floor features an open floor plan with stunning hardwood floors and offers a good-sized living room w/ gas fireplace, a large dining space and a beautiful high end kitchen w/ corner pantry, wall oven, induction cooktop, huge eat at centre island, granite countertops & glass tile backsplash. Down the hall you will find the luxurious primary bedroom which offers a beautiful 4-piece ensuite w/ tons of custom cabinets, & a large walk-in closet with built ins.

Conveniently located on this floor you will also find a large laundry room and a great sized front office with glass French doors. The walk-out lower level is bright & wide open offering a huge family/rec room with gas fireplace, built in wet bar w/ dishwasher & wine fridge, and a custom built in wine rack! On this level you will also find 2 bedrooms, a 4-piece bathroom, and tons of storage! Walk right out to the greenspace behind and onto the path that leads you down to the river & wildlife reserve. Enjoy the breathtaking sunrises and sunsets on your large back deck and the beautiful peacefulness that this property provides. A large double attached heated garage, driveway up-lighting and a maintenance free yard complete this



outstanding, one-of-a-kind property. This home also offers hot water on demand as well as zone heating. Current Average Utilities are \$287 per month.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2138492    |
| Price          | \$714,000   |
| Sold Price     | \$703,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,386       |
| Acres          | 0.08        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 327 Ranchview Place Ne |
| Subdivision | Ranchland              |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1C 0G8                |

**Amenities**

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                         |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|                 |                                                                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Induction Cooktop, Microwave, Oven, Refrigerator, Window Coverings |
| Heating         | Forced Air                                                                                                                                                  |
| Cooling         | Central Air                                                                                                                                                 |
| Fireplace       | Yes                                                                                                                                                         |
| # of Fireplaces | 2                                                                                                                                                           |
| Fireplaces      | Blower Fan, Family Room, Gas, Living Room                                                                                                                   |
| Has Basement    | Yes                                                                                                                                                         |
| Basement        | Finished, Full                                                                                                                                              |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                              |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landscaped, Pie Shaped Lot, Views |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Stucco, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 5th, 2024  |
| Date Sold      | June 26th, 2024 |
| Days on Market | 21              |
| Zoning         | R-LD            |
| HOA Fees       | 0.00            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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