

\$619,900 - 335 Ranchlands Boulevard Ne, Medicine Hat

MLS® #A2195918

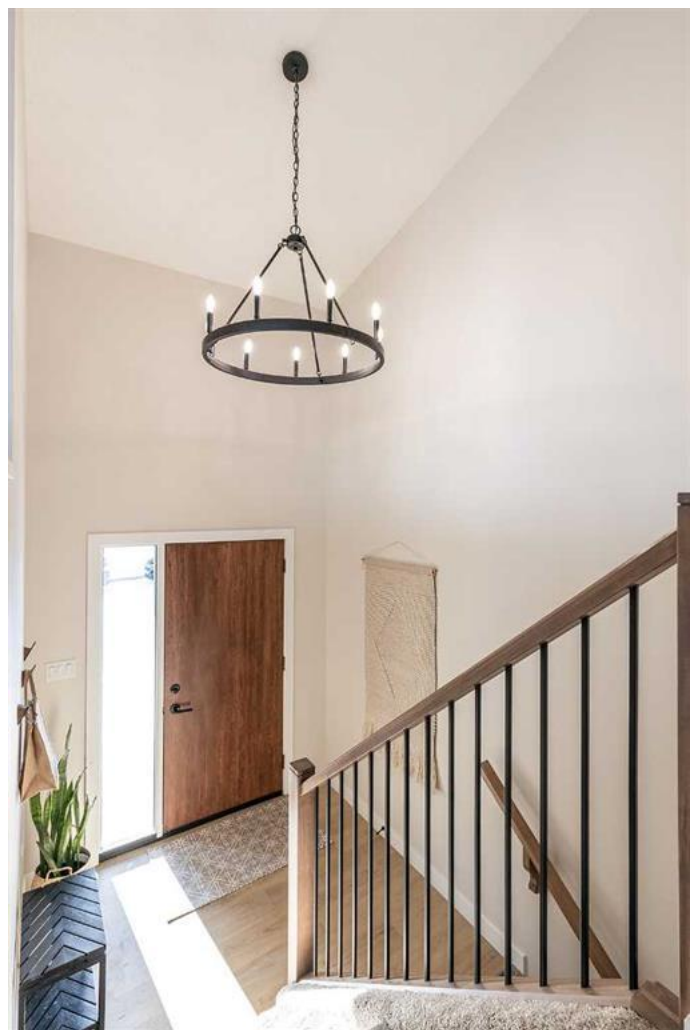
\$619,900

4 Bedroom, 4.00 Bathroom, 1,468 sqft

Residential on 0.08 Acres

Ranchland, Medicine Hat, Alberta

Stunning 4-Bedroom Walk-out Bi-Level with Breathtaking Views! Welcome to this modern yet timeless 4 Bed 3 Bath walk-out bi-level in the highly sought-after Ranchlands neighbourhood. From the moment you arrive, the curb appeal draws you in with its sleek design and warm finishes. Step inside to find a thoughtfully designed open-concept living space, where the high ceilings, vinyl plank flooring, and cozy fireplace create the perfect blend of comfort and style. The kitchen is a dream featuring warm wood cabinetry, quartz countertops, a large island with an eating bar and beverage fridge, corner pantry, and a full appliance package. The dining area flows effortlessly onto the covered deck, offering stunning views of the cliffs and river valley - a perfect spot to enjoy your morning coffee while watching the sunrise. The main floor primary suite is a true retreat, boasting a 4-piece ensuite with ample storage, a makeup counter, water closet, and walk-in closet. A second bedroom with a walk-in closet and cheater door to the main full bath completes this level. The mudroom/laundry room, conveniently located off the heated oversized double garage, offers built-in cabinetry, a folding counter, drop zone, and plenty of storage. The fully finished walk-out basement is bright and inviting, featuring two additional bedrooms, a full bathroom, storage, and a massive family/games room with direct access to the covered patio and fenced yard. Need a fifth bedroom? There's already a closet and large



windows in the games room, making it an easy conversion. The oversized heated garage is perfect for large vehicles, trailers, or boats thanks to its extra-tall door. With walking paths right outside your back gate, this home offers both luxury and lifestyle in an unbeatable location. Don't miss your chance to call this breathtaking house your home - schedule your private showing today!

Built in 2021

Essential Information

MLS® #	A2195918
Price	\$619,900
Sold Price	\$637,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,468
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	335 Ranchlands Boulevard Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0G8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener,

Heated Garage, Insulated, O

Interior

Interior Features High Ceilings, Kitchen Island
See Remarks, Walk-In Close
Appliances Bar Fridge, Central Air (Control(s), Microwave Hood
Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room
Has Basement Yes
Basement Finished, Full, Walk-Out



Exterior

Exterior Features Other
Lot Description Back Lane, Back Yard, Lawn, No Neighbours Behind, Views, See Remarks
Roof Asphalt Shingle
Construction Stone, Composite Siding
Foundation Poured Concrete

Additional Information

Date Listed February 20th, 2025
Date Sold March 6th, 2025
Days on Market 14
Zoning R-LD
HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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