

# \$690,000 - 222 Ranchview Crescent Ne, Medicine Hat

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MLS® #A2214047

**\$690,000**

4 Bedroom, 4.00 Bathroom, 2,040 sqft

Residential on 0.11 Acres

Ranchland, Medicine Hat, Alberta

Welcome to your Perfect Family Home in sought-after Ranchlands , where stunning views will take your breathe away! As you step through the front door, you'll find a great home office tucked just off the entry - ideal for work from home or school projects. A convenient laundry/mudroom space right off the garage corrals all the coats and shoes neatly out of sight. Beyond, a soaring vaulted ceiling rises above the living rooms stone fireplace, while the open-concept kitchen and dining area beckon with warm wood cabinetry, granite countertops, a generous island with eating bar and built-in beverage fridge, plus a full stainless-steel appliance package including gas cooktop. Large windows flood the space with natural light and panoramic views, inviting you to step onto the wrap around deck, where you can sip your coffee or unwind after a long day while you watch the kids play on the paths and open spaces just outside your back gate. Upstairs, the primary suite offers a peaceful retreat with room for a king-size bed, a walk-in closet, and beautiful six-piece ensuite complete with double sinks and granite topped vanity, soaker jet-tub with tile surround, large walk-in tiled shower, and a private water closet. Two additional bright, roomy bedrooms and a full four-piece bath ensure everyone has their own space, while a thoughtfully placed two-piece powder room on the way downstairs sets the tone for the fully developed walk-out basement. Here, the family movie nights, game days, or teenage hangouts come to life



in the large family/games room, where a wet bar makes entertaining effortless and doors opening onto the covered patio and hot tub area - perfect for starlit soaks. The fourth bedroom, complete with its own walk-in closet, and an adjacent four-piece bath provide private quarters for guests or growing teens. Outside, the landscaped yard features modern no maintenance fencing and offers plenty of room for a future garden or play structure, and the heated double garage plus RV parking ensure all your vehicles and toys have a home. Imagine summer days spent exploring the nearby trails, evenings on the deck with panoramic views, and weekends filled with laughter in the backyard - don't miss your chance to call this spectacular property your Home!

Built in 2015

### **Essential Information**

MLS® #	A2214047
Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,040
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	222 Ranchview Crescent Ne
Subdivision	Ranchland
City	Medicine Hat

County Medicine Hat  
Province Alberta  
Postal Code T1C 0G7

### Amenities

Parking Spaces 5  
Parking Concrete Driveway, Double  
Heated Garage, RV Access/F  
# of Garages 2

### Interior

Interior Features Bar, Granite Counters, High  
Pantry, See Remarks, Tankl  
Closet(s)  
Appliances Bar Fridge, Central Air C  
Control(s), Gas Cooktop, C  
Tankless Water Heater, Was  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Other  
Lot Description Back Yard, Landscaped, No Neighbours Behind, Underground  
Sprinklers, Views  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 24th, 2025  
Days on Market 6  
Zoning R-LD

### Listing Details

Listing Office REAL BROKER



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