

# \$488,500 - 157 Ranchman Crescent Ne, Medicine Hat

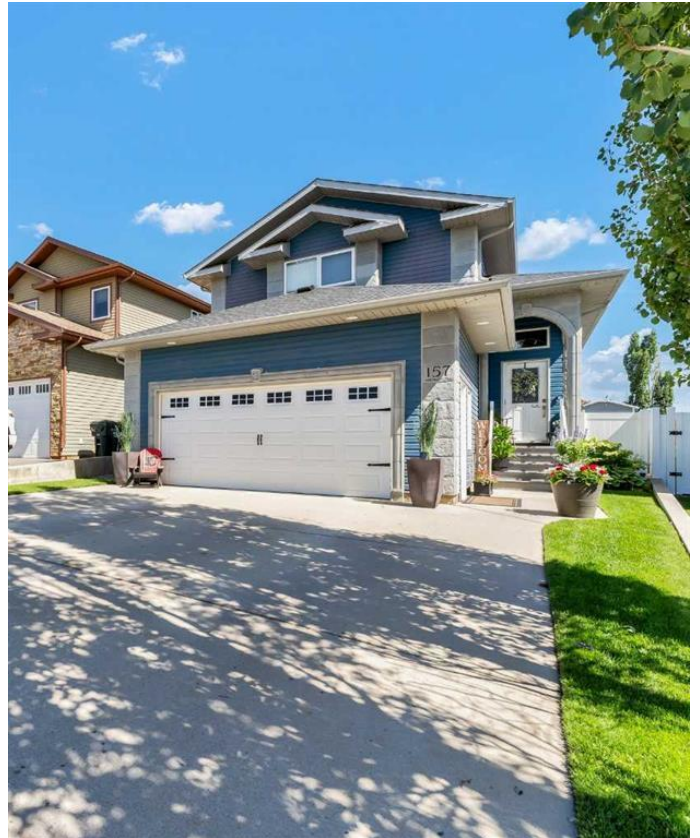
MLS® #A2237073

**\$488,500**

3 Bedroom, 3.00 Bathroom, 1,267 sqft  
Residential on 0.10 Acres

Ranchland, Medicine Hat, Alberta

LOCATION, LOCATION! WELCOME TO THE DESIRED RANCHLANDS AREA & TO THIS BEAUTIFUL & IMMACULATE FULLY DEVELOPED 1267 SQ FT MODIFIED BI-LEVEL WITH GREAT CURB APPEAL THAT ALSO HAS A HEATED 22X26 ATTACHED GARAGE! It's close to walking paths, minutes from the golf course, schools, Costco, Leisure Centre and more. This beauty features 3 bedrooms, 3 baths, and vaulted ceilings in the main living space! - the spacious living room boasts a gas fireplace, and the kitchen has an oversized island w/breakfast bar. The stainless steel appliances look great - the stove is only 1 year old, fridge is 2 years old, and the dishwasher is only 6 months old, there is also a garburator and dust kick for the central vac! Additionally, there's a bedroom on the main level and a 4 pc bath. Upstairs is the primary suite with a huge bedroom, large 3 pc ensuite with a spa shower that has 6 heads, plus a walk in closet that measures 6'5" x 6'2"! The basement boasts lovely cork flooring, is host to a HUGE family room, an additional (large) 3rd bedroom, 4 pc bath, laundry room and storage area. THE 22x26 HEATED GARAGE IS AMAZING, with TONS OF STORAGE AND A GREAT WORKSPACE WITH THE "BOLD SERIES" CABINETS & COUNTERSPACE! BONUS FEATURES: New shingles in 2025, New A/C in 2016, New tankless HWT in 2024 and R50 insulation in the attic, Triple E Windows. PLUS, THE LANDSCAPED BACK



YARD IS AN BEAUTIFUL OASIS, with a gazebo, hot tub, maintenance free vinyl fence, gasline to the deck for the BBQ , and the underground sprinklers mean easy care throughout the summer. All this in a QUIET neighbourhood with FANTASTIC NEIGHBOURS! The pride of ownership shows throughout, book now and avoid missing out on this gem!

Built in 2007

### Essential Information

MLS® #	A2237073
Price	\$488,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,267
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	157 Ranchman Crescent Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0E4

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Walk-In Closet
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Other, Storage
Lot Description	Back Lane, Back Yard, Gazebo, Irregular Lot, Landscaped, See Remarks, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 5th, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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