



**GRASSROOTS**  
REALTY GROUP

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**157 Ranchman Crescent NE  
Medicine Hat, Alberta**

**MLS # A2237073**



**\$488,500**

<b>Division:</b>	Ranchland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Insu		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Irregular Lot, Landscaped, See Remarks, Un		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** C/A, fridge, stove, B/I dishwasher, B/I microwave, garburator, window coverings, garage door opener, and 1 remote, central vac & attachments, water softener "as is where is" (sellers don't use) gazebo, hot tub, garage shelves and cabinets (BOLD SERIES), bar stools, UGS&™S

LOCATION, LOCATION! WELCOME TO THE DESIRED RANCLANDS 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"x2'2"! 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!