



GRASSROOTS
REALTY GROUP

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132 Ranchman Place NE
Medicine Hat, Alberta

MLS # A2251313



\$524,900

Division:	Ranchland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,494 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Gazebo, Low Maintenance Landscape, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central Air Conditioning, Window Coverings, Garage Door Openers & Remotes, Underground Sprinklers, Gazebo, Gas Barbeque, Deck Screens, Alarm System (Equipment ONLY)

The home you need. The yard you crave. The neighbourhood you've been waiting for. Welcome to 132 Ranchman Place NE. This gorgeous 1494 sq ft modified bi-level is tucked away into the back corner of a quiet court in one of Medicine Hat's most sought-after neighbourhoods. With a total of 4 bedrooms + an office, this home has all the space your family needs, and all the upgrades you were hoping for. The main floor features an updated kitchen with classic white quartz countertops, centre island, spacious pantry, and a generous dining area. This space is open to a large livingroom with corner gas fireplace and large windows that look out to the backyard. The main floor also offers a sizeable office with french doors, a handy laundry room and 5pc bathroom. Head upstairs to one of the most incredible primary bedrooms you can imagine. This massive private suite features all the space you need for a sitting area or workout equipment. This bedroom also features a beautiful ensuite bathroom with a gorgeous custom shower, heated floors, relaxing soaker tub, and dual vanities, as well as a spacious walk-in closet. The basement was thoughtfully designed and finished offering a large rec room with custom wet bar, vinyl flooring, and an abundance of built-in shelving for all your family photos and collectibles. Relax in this space with family and friends, turn on the attractive electric fireplace, and enjoy the big game or family movie night! The basement also offers two spacious bedrooms and an outstanding 4pc bathroom with heated tile floors and a custom makeup desk. The beautiful backyard is truly an oasis, offering the peaceful space that your soul will truly appreciate. The large covered deck features roll-up screens for shade and privacy. The lower patio area features a relaxing gazebo, cooking area with gas barbeque (included), and plenty of seating space to

host the backyard parties you have always wanted. While there isn't a single blade of grass to mow, there are still underground sprinklers feeding the flowers and trees, and the small area beside the home offers artificial grass for a clean and natural look. The double attached garage will protect your vehicles from Mother Nature, and offer the workspace you need for your hobbies. New A/C unit approx 2 years ago. Alarm system included with no equipment charges, only \$41/month for monitoring. This home has everything you've been waiting for!