



**108 Ranchman Place NE
Medicine Hat, Alberta**

MLS # A2282848



\$589,900

Division:	Ranchland		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,955 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Heated Garage, Rear Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Gazebo, Landscaped, Lawn, Level, Low		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	HRV system		

This stunning custom, Roth-built hillside bungalow offers 2,955 sq. ft. of beautifully updated living space with 5 bedrooms—; on the upper level and 3 on the lower. The main floor showcases a spacious living room with new luxury vinyl plank flooring and access to a massive covered deck featuring breathtaking east-facing coulee and sunrise views. The recently renovated chef's kitchen is a showstopper with two-toned cabinetry, eye-catching tile backsplash, granite countertops, an oversized island with seating, and high-end appliances including a wall oven, built-in microwave, smart fridge, and ceramic cooktop. Hardwood flooring flows through the kitchen and dining room, which comfortably accommodates large gatherings and offers access to a second covered deck with gas line overlooking the low-maintenance backyard. The primary bedroom is a serene retreat with luxury vinyl plank flooring, a large walk-in closet, and a spa-like 3-piece ensuite with walk-in shower, while a generous second bedroom and 4-piece main bath complete the upper level. A large mudroom connects directly to the heated, finished double attached garage for ultimate convenience. The lower level features the main entrance opening to an expansive family room with high-end vinyl flooring and a gas fireplace with updated surround, three spacious bedrooms with built-in closet shelving (one currently used as a den with opaque glass French doors), a 5-piece bathroom with double sinks, and a functional laundry room with sink and cold storage room adjacent. Numerous updates include shingles, furnace, flooring, appliances, and window coverings. Outside, enjoy a grassy front yard and a maintenance-free concrete backyard with a beautiful gazebo and ample parking for an RV or boat—; this exceptional home is truly move-in ready and ideal as your forever home.