



**324 Ranchview Court NE
Medicine Hat, Alberta**

MLS # A2286653



\$689,900

Division:	Ranchland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,417 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Irregular Lot, Landscaped, Sloped Up		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: UG SPRINKLERS & TIMER

Fully finished executive bi-level built in 2012 by Mulder Builders, offering 1,412 sq. ft. of thoughtfully designed living space and tucked away in a quiet cul-de-sac just steps from a play park. A spacious tiled front entry with ample closet space welcomes you into the bright, open-concept main floor featuring 9-foot ceilings and a seamless flow between the living room, dining area, and kitchen. This well-appointed home offers 4 bedrooms (2 up, 2 down) and 3 full bathrooms, including two 4-piece baths and a private primary ensuite. The fully developed lower level boasts a generous 17' x 26' family room complete with a built-in natural gas fireplace and home theatre connections—perfect for cozy nights in or entertaining guests. The kitchen is both stylish and functional, showcasing graphite-stained maple cabinetry, quartz countertops, stainless steel appliances (fridge and stove replaced December 2024), and plenty of space for gatherings that naturally gravitate to the heart of the home. The spacious primary suite features a walk-in closet and a beautifully updated ensuite with double sinks, quartz counters, 6-foot shower. Outside, the fully landscaped and fenced yard offers a covered 9' x 20' concrete patio with roll-up blinds, and a natural gas BBQ hookup—ideal for outdoor living. The oversized 24' x 28' attached double garage is heated and has great storage options. Additional features include central air conditioning, central vacuum, high-efficiency furnace, tankless on-demand hot water, built-in microwave/hood fan, dishwasher, generous laundry room with cabinetry, window coverings, extra storage. Enjoy the convenience of nearby city and river trails, and quick access (under 5 minutes) to the Big Marble Go Centre, golf courses, and shopping. This exceptionally clean, low-maintenance home truly offers

comfort, style, and location all in one.