



**23 Ranchlands Way NE
Medicine Hat, Alberta**

MLS # A2288654



\$599,900

Division:	Ranchland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,054 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Standard Shaped Lot, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: OTR Microwave, Blinds, Window Coverings, Cabinets and Shelving in Garage, Downstair Wet Bar and Cabinetry, White Floating Shelves in Kids Room, Heated Tile Floor (Primary)

A beautifully maintained, fully finished two-story home in the highly desirable Ranchlands neighborhood! Offering over 2900 sq ft of total living space, this property is defined by its spacious design, exceptional care, and a setting that invites you to stay. Key upgrades like new carpet, modern paint colour, updated shingles (and more), make the value of this home shine! The front entrance welcomes you into a gracious foyer that flows naturally into the bright and inviting main floor. The bright, open-concept main floor features stunning hardwood floors and a cozy living room anchored by a gas fireplace with built-in display niches. The gorgeous kitchen is a chef's dream, boasting warm toned cabinets, granite countertops, a large center island, and a fantastic walk-through corner pantry. Most of the appliances have been updated in recent years. The adjacent dining area leads directly out to a covered back deck, complete with glass privacy panels and a BBQ gas line. A convenient two-piece powder room and a dedicated laundry room with large walk in closet round out the main level. Upstairs, you'll find three generous bedrooms, including a luxurious primary retreat with a walk-in closet. Unwind in the spa-like bathroom ensuite, featuring heated tile floors, dual sinks, a separate shower, and an oversized corner soaker tub. A second bathroom serves the remaining bright bedrooms on this level. The fully furnished modern basement significantly expands your living space with a massive recreation room and a stunning wet bar featuring wood countertops and a beverage fridge. One additional well-sized bedroom and a bathroom complete this lower level. Outside, enjoy the fully fenced, landscaped backyard with underground sprinklers for easy maintenance. The attached, insulated double garage provides ample space for vehicles and storage (includes storage cabinets). With

thoughtful upgrades like better toilets, hardware, some faucets, modern light fixtures, pot lights in the basement, central vacuum, and hot water tank from 2022, you can move in with confidence. Set within a quiet, well-established community, you can enjoy a peaceful lifestyle while still being less than a 15-minute drive from anywhere in Medicine Hat. Don't miss the opportunity to experience it for yourself—contact your real estate agent today to arrange a private showing!