



**28 Ranchview Way NE
Medicine Hat, Alberta**

MLS # A2325117



\$520,000

Division:	Ranchland		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,150 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub		

Inclusions: central AC, garage heater, garage door opener with remote, tv mounts, deck pergola, garage sink, baby gate, underground sprinklers, playhouse (neg), barstools (neg), garage workbench (neg)

Welcome to 28 Ranchview Way NE, a beautifully maintained modified bi-level perfectly situated on a desirable corner lot in the sought-after Ranchlands community! Offering a functional layout, modern finishes, and premium location, this home is ideal for couples, growing families, or anyone looking for stylish, move-in-ready living. Step inside to an inviting open-concept main floor featuring soaring vaulted ceilings and an abundance of natural light. The spacious living room flows seamlessly into the dining area and contemporary kitchen, creating the perfect space for everyday living and entertaining. The kitchen is complete with granite countertops, a large island with seating overhang, full stainless steel appliance package, corner pantry, and direct access to the back deck for effortless indoor-outdoor living. The main floor also offers two generous bedrooms and a well-appointed 4-piece bathroom conveniently located between them. Privately tucked away upstairs, the primary bedroom serves as its own retreat, featuring a walk-in closet, and a 3-piece ensuite bath. The recently professionally developed basement adds exceptional living space with a large family room featuring built-in cabinetry and a bar fridge, perfect for movie nights or entertaining guests. You'll also find a stunning 4-piece bathroom complete with custom cabinetry, an oversized soaker tub with beautiful tile surround, and a spacious fourth bedroom. Car enthusiasts and hobbyists will appreciate the extended-length (30') double attached garage, which is fully finished, heated, and equipped with a floor drain, offering outstanding versatility for storage, projects, or parking larger vehicles. Outside, the fully fenced backyard provides plenty of room to enjoy, while the oversized gate on one side offers convenient access for additional RV parking or the potential to build a

future detached garage. This exceptional Ranchlands home truly combines thoughtful design, quality finishes, and outstanding functionality in one incredible package. Don't miss your opportunity to make it yours!