



GRASSROOTS
REALTY GROUP

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218 Ranchlands Boulevard NE
Medicine Hat, Alberta

MLS # A2346490



\$599,900

Division:	Ranchland		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,733 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Quartz Counters, Smart Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: UG's, built in vacuum with attachments, smart home system, garage shelving, gazebo, water feature on deck

This is low maintenance living at its finest! Come discover what 218 Ranchlands Blvd has to offer. This unique two story townhouse is located in the scenic community of Ranchlands. This home is beautifully finished inside and out and comes with a great view from the front deck. On the main floor of this home you will find the large open concept living room, dining room and kitchen, along with a two piece bathroom, mudroom and storage. The finishings on this home are beautiful, with quartz counters, white cabinets and trim, and vinyl plank flooring. Upstairs is the large primary bedroom with a walk in closet, a separate large closet and a beautiful 3 piece ensuite bathroom, including a large walk-in shower including a steam shower and additional features. There are two more good sized bedrooms upstairs, along with a 4 piece bathroom and laundry room. Downstairs is fully finished with a large family room, perfect for movie nights! You will also find a fourth bedroom downstairs and another 4 piece bathroom. Outside this home is ready for you to simply enjoy, with low maintenance landscaping and decks off the front and back. Out back you walk directly from the deck to the double detached garage. So much to offer, be sure to come have a look today…call your favourite agent to book a tour!