

\$488,500 - 157 Ranchman Crescent Ne, Medicine Hat

MLS® #A2237073

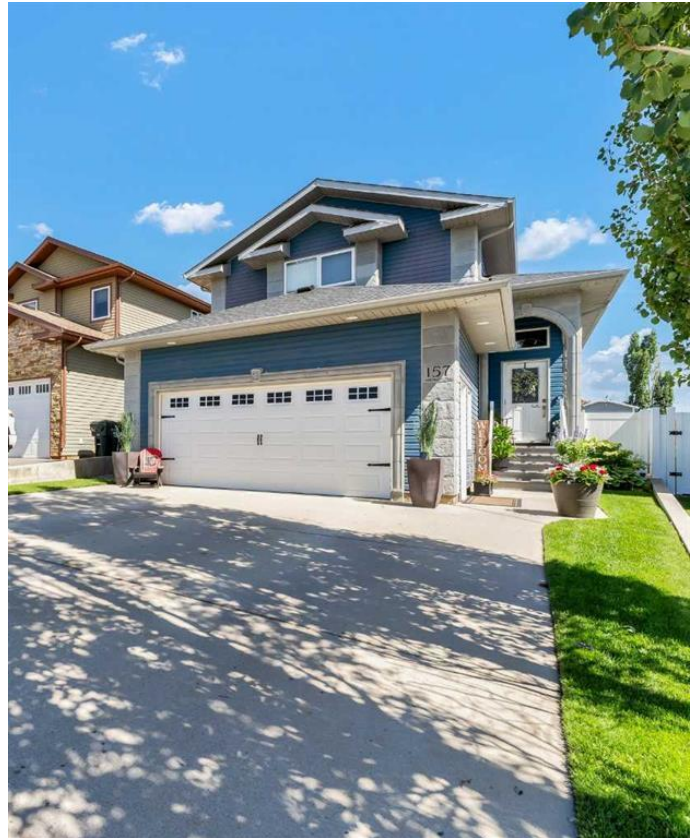
\$488,500

3 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.10 Acres

Ranchland, Medicine Hat, Alberta

LOCATION, LOCATION! WELCOME TO THE DESIRED RANGLANDS AREA & TO THIS BEAUTIFUL & IMMACULATE FULLY DEVELOPED 1267 SQ FT MODIFIED BI-LEVEL WITH GREAT CURB APPEAL THAT ALSO HAS A HEATED 22X26 ATTACHED GARAGE! It's close to walking paths, minutes from the golf course, schools, Costco, Leisure Centre and more. This beauty features 3 bedrooms, 3 baths, and vaulted ceilings in the main living space! - the spacious living room boasts a gas fireplace, and the kitchen has an oversized island w/breakfast bar. The stainless steel appliances look great - the stove is only 1 year old, fridge is 2 years old, and the dishwasher is only 6 months old, there is also a garbage disposal and dust kick for the central vac! Additionally, there's a bedroom on the main level and a 4 pc bath. Upstairs is the primary suite with a huge bedroom, large 3 pc ensuite with a spa shower that has 6 heads, plus a walk in closet that measures 6'5" x 6'2"! The basement boasts lovely cork flooring, is host to a HUGE family room, an additional (large) 3rd bedroom, 4 pc bath, laundry room and storage area. THE 22x26 HEATED GARAGE IS AMAZING, with TONS OF STORAGE AND A GREAT WORKSPACE WITH THE "BOLD SERIES" CABINETS & COUNTERSPACE! BONUS FEATURES: New shingles in 2025, New A/C in 2016, New tankless HWT in 2024 and R50 insulation in the attic, Triple E Windows. PLUS, THE LANDSCAPED BACK



YARD IS AN BEAUTIFUL OASIS, with a gazebo, hot tub, maintenance free vinyl fence, gasline to the deck for the BBQ , and the underground sprinklers mean easy care throughout the summer. All this in a QUIET neighbourhood with FANTASTIC NEIGHBOURS! The pride of ownership shows throughout, book now and avoid missing out on this gem!

Built in 2007

Essential Information

MLS® #	A2237073
Price	\$488,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,267
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	157 Ranchman Crescent Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0E4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Walk-In Closet
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Other, Storage
Lot Description	Back Lane, Back Yard, Gazebo, Landscaped, See Remarks, Underground Sprinklers, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2025
Days on Market	4
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.