

\$880,000 - 22 Ranchman Court Ne, Medicine Hat

MLS® #A2221119

\$880,000

4 Bedroom, 4.00 Bathroom, 2,780 sqft

Residential on 0.11 Acres

Ranchland, Medicine Hat, Alberta

Cool Contemporary Living in Ranchview!
Welcome to this architecturally stunning two-storey home, perfectly situated in one of Ranchview's most desirable locations—backing and siding onto a park, playground, and walking paths. With over 2780 sq. ft. of thoughtfully designed living space, this home is a true standout, blending modern design with luxurious comfort and functionality. Every inch of this home has been carefully curated from the striking tiger strand bamboo floors to the crisp lines and abundant natural light. The main level features an open-concept layout with dual glass French doors that lead to an incredible screened-in porch and rebuilt outdoor living space. A few steps off your deck, you will find a full outdoor kitchen with a BBQ, fridge, and granite prep surface. Inside, the designer kitchen features professional-grade appliances, sleek quartz countertops, an oversized pantry with a second fridge, and a BBQ deck with a built-in BBQ for convenience. It's the perfect space for everyday cooking or entertaining in style. Upstairs, retreat to the impressive primary suite with its own private lounge, a private deck with views, a stunning ensuite, and a walk-in closet that dreams are made of. A functional Jack & Jill bathroom joins two more bedrooms, and a dedicated laundry room completes the upper level. The fully developed basement brings the fun with a home theatre, family room, 3-piece bathroom, and a flexible bonus space ideal for a gym or fourth



bedroom. Step outside and enjoy your private hot tub, relax on one of the freshly rebuilt decks, or take in the views from the screened-in porch—this backyard is designed for year-round enjoyment. Additional newer features include: New Hardie board siding (2024), New shingles, new kitchen cabinetry, carpets, electric vehicle charging port, Screened-in porch & rebuilt decks. This is more than a home—it’s a lifestyle. Don’t miss your chance to own one of Ranchland’s most appealing properties! Average Utilities are \$445 a month.

Built in 2008

Essential Information

MLS® #	A2221119
Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,780
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Ranchman Court Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0E5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Zoned
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Cedar, Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Zoning	R-LD

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.