

# \$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 |
| Days on Market | 5              |
| Zoning         | R-LD           |

### Listing Details

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

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