



GRASSROOTS
REALTY GROUP

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**314 Ranch Garden
Strathmore, Alberta**

MLS # A2222284



\$490,000

Division:	The Ranch_Strathmore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,267 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: shed, firepit

Welcome to your dream home in The Ranch – a vibrant, family-friendly community that perfectly blends lifestyle and convenience. This detached home offers the privacy you've been looking for, with only the attached garage sharing a common wall – maximizing size while still giving you the feel of a true single-family home. This beautifully maintained 3-bedroom, 2.5-bathroom two-storey is move-in ready, featuring brand new plush carpet throughout. The heart of the home is the stylish kitchen, complete with stainless steel appliances, a granite island perfect for entertaining, and a spacious pantry for all your storage needs. You'll also love the convenience of main floor laundry – a must for busy households! Step outside to your beautiful back deck overlooking a large, private yard with no neighbours behind, mature trees, a cozy fire pit, and a playground just across the way – ideal for both relaxing and hosting friends and family. The unfinished basement offers exciting potential to create a future bedroom, bathroom, or rec space tailored to your needs. Plus, the attached garage adds everyday convenience. Located close to parks, pathways, schools, shopping, and more – this home truly has it all. Don't miss your chance to live in a space that's more than just a house – it's a lifestyle.