



**GRASSROOTS**  
REALTY GROUP

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## 103 Ranch Ridge Meadow Strathmore, Alberta

**MLS # A2227055**



**\$323,000**

<b>Division:</b>	Ranch Estates		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Vinyl Windows, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 345
<b>LLD:</b>	-
<b>Zoning:</b>	R2X
<b>Utilities:</b>	-

**Inclusions:** n/a

Welcome to one of the MOST DESIRABLE LAYOUTS in this well-maintained and well managed townhouse complex—perfectly located just steps from parks, shopping, dining, and all the amenities of downtown! This 2-storey home offers LARGE DUAL MASTER SUITES, each with spacious layouts, walk-in closets, and their OWN PRIVATE ENSUITES (one 3-piece and one 4-piece with dual shower heads!). The open-concept main floor is designed for modern living featuring high end laminate flooring throughout, 9' ceilings, large windows that flood the space with natural light, a cozy living room, an eat-up kitchen with plenty of counter space, a fridge with ice maker, a convenient half-bath, and a separate dining area that opens onto your own SOUTHWEST FACING PRIVATE PATIO—complete with gas BBQ hookup, trees, and green space. No direct neighbours behind means extra peace and privacy. The FULLY DEVELOPED BASEMENT extends your living space with a den/sitting area—perfect for a gym, home office, or TV nook—a THIRD LARGE BEDROOM, another FULL 4 PIECE BATHROOM, and a dedicated laundry room. Additional highlights include: \*Assigned parking right at your front door. \*LOW CONDO FEES that cover lawn care and snow removal. \*PET-FRIENDLY complex (2 cats or dogs with board approval). \*Private resident playground plus a nearby community park. \*Well-managed and maintained development. \*Hot water tank can be scheduled for recirculation to provide hot water faster. This rare layout with 3 large bedrooms and 3.5 bathrooms offers flexibility for families, guests, or roommates. Whether you're upsizing, downsizing, or investing, this is a fantastic opportunity in a sought-after location. Don't miss your chance to own this exceptional

unit&mdash;book your showing today!