



GRASSROOTS
REALTY GROUP

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**237 Ranch Ridge Meadow
Strathmore, Alberta**

MLS # A2237860



\$315,000

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,151 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

**** OPEN HOUSE: SUN AUG 17 - 1:00-3:00pm **** Located in arguably the best location within the complex, step inside this inviting and thoughtfully designed townhome that seamlessly blends comfort, function, and classic style in all the right ways. Upon entry, you're welcomed by expansive laminate flooring that flows throughout a HUGE living area - offering endless possibilities for furniture placement, creating a comfortable space. Just imagine a beautiful Christmas tree, or perhaps a thriving jungle of plants in the gorgeous front window. The heart of the home is the beautiful kitchen, featuring rich espresso extended-height cabinetry (which complement the 9' ceilings on the main floor), ample storage, a breakfast bar, and sleek black appliances that pair perfectly with the tasteful backsplash and durable laminate countertops. From morning coffees at the cozy coffee station to evening dinners cooked on the Whirlpool range, this space is as warm as it is practical. The main floor also offers a quaint dining area, a conveniently tucked-away half bath, and access to your large, private, south-facing patio and yard - ideal for BBQs, relaxing evenings, or entertaining guests. And with no residential neighbours behind you, enjoy that extra dose of privacy, quiet & calmness. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a rare 3-piece ensuite with a large window - your very own peaceful, and private retreat. A full main bath and handy linen closet complete the upper level. The unfinished basement is a blank canvas ready for your creative touch - perfect for future development, additional storage, or even a private space for a teen. Basement is roughed-in for a bathroom. Outside, enjoy charming curb appeal with peaked rooflines, a covered front porch, and a warm, welcoming exterior. Private, off-street, extended length

parking is located right outside your front door (which has a phantom screen), with ample street parking nearby for your guests. Located in a pet-friendly (please review bylaws), well-maintained, and low-traffic complex, this home is just minutes from schools, parks, shopping, and all the amenities that make everyday life convenient. Whether you're a first-time buyer, savvy investor, or looking to downsize without compromise, this home checks all the boxes. With all the conveniences, yet only ~30min Calgary, Strathmore is where it's at - and this is your chance to be a part of it! A truly SMART move!