



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

235 Ranch Ridge Meadow Strathmore, Alberta

MLS # A2248681



\$319,900

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Basement Shelf

Welcome to 235 Ranch Ridge Meadows – a beautiful townhouse in one of Strathmore's most desirable communities! This is the perfect home for families, first-time buyers, or anyone looking for a modern, move-in ready space. The main floor features an open-concept layout with a bright living room and a spacious kitchen designed for entertaining. You'll love the abundance of cabinetry, generous counter space, and sleek stainless steel appliances that bring a modern touch to the heart of the home. The sunny dining area flows directly to your private backyard – ideal for summer BBQs or quiet morning coffee. A convenient half-bath completes the main level. Upstairs, you'll find durable luxury vinyl plank flooring throughout. The primary bedroom offers a walk-in closet and a private 3-piece ensuite with a stand-up shower. Two additional bedrooms provide great closet space and share a large main bathroom with ample storage. The basement is undeveloped but fully usable as-is – perfect for a rec room, home gym, or future development. There's also plenty of room for storage. Parking is right out front, and the complex features a central park and playground for families to enjoy. You're within walking distance to shops, restaurants, and excellent schools (K–12), plus Kinsmen Park and the Strathmore Water Park. Golfers will love being just minutes from the Strathmore Golf Club, one of the area's best courses. Don't miss this opportunity – book your showing today and make this fantastic home yours!