



GRASSROOTS
REALTY GROUP

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**330 Ranch Garden
Strathmore, Alberta**

MLS # A2258400



\$510,000

Division:	The Ranch_Strathmore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,347 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Sump Pump(s)		

Inclusions: Freezer in garage

Welcome to 330 Ranch Garden – the perfect family home tucked away at the end of a quiet cul-de-sac in The Ranch, Strathmore, with only the attached garage sharing a common wall. From the moment you walk through the front door, you’re greeted by a grand entrance and sweeping staircase that set the tone for this inviting two-story. The main floor has been refreshed with new flooring and features a bright living room anchored by an upgraded fireplace and mantel – the kind of space that invites cozy evenings together. West-facing windows in the living and dining areas fill the home with natural light, while the large kitchen – complete with granite countertops, extra cabinetry, and new appliances – is designed for family meals and gatherings. Everyday life is made easier with a spacious mudroom, laundry, and half bath tucked off the attached garage. Step outside and enjoy the west-facing backyard with mature trees for privacy, a large deck for summer barbecues, and plenty of room for kids or pets to play. Upstairs, three bedrooms offer comfort and space for the whole family. The primary suite is a true retreat with its own ensuite and walk-in closet, while two additional bedrooms share a full bathroom – perfect for kids, guests, or a home office. The lower level is unfinished, offering a blank canvas to make it your own, with bathroom rough-ins already in place. With its thoughtful upgrades, welcoming layout, and family-friendly location, 330 Ranch Garden isn’t just a house – it’s a place to put down roots and grow together.