



**248 Ranch Close
Strathmore, Alberta**

MLS # A2267091



\$665,000

Division:	The Ranch_Strathmore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,157 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features: Closet(s)	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In		
Inclusions:	Swing set		

OPEN HOUSE SUNDAY JANUARY 11 FROM 12-3pm***Step into the perfect family lifestyle with this beautifully updated 4 bedroom, 3.5 bathroom home—situating just steps from walking paths, a fantastic playground, and the highly regarded George Freeman School and indoor fieldhouse. This property offers space, comfort, and convenience in one of Strathmore's most family-friendly locations. Enjoy summer days on the new oversized deck (2023), complete with stairs to a large concrete landing and dog run, plus a gated grassy backyard ideal for kids and pets. Inside, the 2023 kitchen renovation shines with Quartz counters, double oven, induction cooktop and walk through pantry. The home features air conditioning (2020), a roof replacement in 2025, and exceptional air quality upgrades including a Halo LED purifier, ElectroAir HEPA filtration, and Alvi clean air smart system. The insulated garage (21' 4" x 21' 9") offers an epoxied floor and 240V plug—perfect for future EV charging. Enjoy a generous primary bedroom including a large 5 piece ensuite, water closet and walk in closet. With 2 additional bedrooms and a bonus room upstairs, a main-floor office, laundry, and spacious mudroom, plus a fully developed basement with gym space, bedroom, and living room, this home delivers the room and lifestyle your family has been looking for.