



**GRASSROOTS**  
REALTY GROUP

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**248 Ranch Close  
Strathmore, Alberta**

**MLS # A2267091**



**\$665,000**

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

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