



**109 Ranch Rise
Strathmore, Alberta**

MLS # A2291570



\$549,000

Division:	The Ranch_Strathmore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,558 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to 109 Ranch Rise, a beautifully maintained semi-detached home built in 2016 by Jagger Homes and proudly offered to the market for the first time by its original owners. With only the garages attached, this property offers the privacy and feel of a detached home, complete with its own driveway, oversized double attached garage, and a family-sized fenced backyard featuring a private deck with a custom wood privacy feature. The bright open-concept main floor is designed for comfortable everyday living and entertaining. Large windows fill the home with natural light while durable laminate plank flooring and recessed lighting add warmth and modern style throughout. The kitchen is a standout, featuring rich mahogany cabinetry, granite countertops, stainless steel appliances, a central island with bar seating, and a spacious pantry. The living room is anchored by a custom fireplace mantel with tile accents, creating a natural gathering space. A practical mudroom and main floor laundry are conveniently located just off the garage. Upstairs, an impressive 18-foot vaulted ceiling welcomes you into the foyer and continues into the oversized bonus room, creating a bright and spacious upper-level retreat perfect for family movie nights or a kids' lounge. The thoughtfully designed layout separates the living area from the sleeping quarters, which include two well-appointed bedrooms and a serene primary suite featuring expansive windows, a walk-in closet, and a relaxing ensuite with soaker tub, glass stand-up shower, and tile accents. Premium carpet throughout the upper and lower levels adds warmth and comfort. The fully developed basement, professionally completed by the builder, offers valuable additional living space with 9-foot ceilings, an oversized bedroom, full bathroom, and a peaceful den ideal for a home office, study, or quiet retreat. This level

also includes under-stair storage and a dedicated mechanical room. The hot water tank was replaced approximately four years ago for added peace of mind. Located in the family-oriented community of The Ranch, residents enjoy nearby parks, playgrounds, green spaces, and walking pathways. Excellent schools including George Freeman School, Wheatland Elementary, Crowther Memorial Junior High, and Sacred Heart Academy are close by. Strathmore's recreation amenities — including the Strathmore Motor Products Sports Centre, Family Centre Arena, and Strathmore Golf Club — along with shopping, restaurants, medical clinics, and the Strathmore District Health Services hospital are all just minutes away. Calgary is approximately 35–40 minutes away, offering an easy commute while enjoying the benefits of small-town living.