



**355 Ranch Ridge Court  
Strathmore, Alberta**

**MLS # A2300607**



**\$465,000**

<b>Division:</b>	The Ranch_Strathmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Interior Lot, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully maintained, move-in ready, air conditioned, 4-bedroom, 3-bathroom bi-level with double garage is perfectly situated on a quiet street just a short walk to schools and shopping. Offering the privacy of a detached home, this unique semi-detached property is connected only at the garage—meaning no shared living walls and no noise transfer. From the moment you arrive, you’ll appreciate the charming curb appeal, highlighted by mature landscaping and a welcoming front entrance. Inside, a split entry design leads you either up to the bright main level or down to the fully developed lower level. The upper level features a spacious, sun-filled living room with large windows, seamlessly flowing into the kitchen and dining nook. Here you’ll find ample cabinetry and counter space, along with direct access to the back deck—perfect for indoor-outdoor living. The generous primary bedroom offers dual closets and a private 4-piece ensuite \*TV and TV mount in the main level bedroom are included. A second bedroom and full bathroom complete this level. Downstairs, the professionally finished lower level (finished by the builder) provides an inviting retreat with a large rec room centered around a cozy gas fireplace. Two additional bedrooms, both with sizable windows and closets, along with another full bathroom, make this level ideal for family or guests. Step outside to enjoy your private backyard oasis. The upper deck features a covered pergola, creating a comfortable and secluded seating area, while the lower stone patio and lawn offer additional space for relaxing or entertaining all summer long. Additional highlights include a heated and insulated double attached garage with extensive built-in storage (all the grey cabinets on the east wall are included). \*New water tank 2023 \*Security camera at the front door is included

(low cost subscription available \$40 per year, not mandatory). This is a rare opportunity to own a home that combines space, functionality, and privacy in a fantastic location. It won't last long so don't miss your chance to view it today!