



**GRASSROOTS**  
REALTY GROUP

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**310 Ranch Garden  
Strathmore, Alberta**

**MLS # A2122715**



**\$479,999**

<b>Division:</b>	The Ranch_Strathmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	See Remarks		

**Inclusions:** N/A

Welcome to this beautiful home, conveniently located on a quiet street. This duplex is joined at the garage wall only - no house walls are shared. This Fully developed by-level offers total of 4-bedrooms and 3-full bathrooms. The main floor boasts a functional layout, including a kitchen, living area, and dining space, providing plenty of room for living and entertaining. Main floor also offers a great-sized master bedroom with 4-piece ensuite, a good sized 2nd bedroom and 4-piece bathroom as well. Basement is developed with family room, two more bedrooms and a bathroom. Tastefully landscaped front yard and back yard is fully fenced and has large deck with beautiful views of playground for your summer barbecues, No Neighbours Behind. Close to schools. Within steps of many amenities. A perfect place for young families and equally comfortable for retirees. Don't miss this opportunity to own this lovely place for an affordable price. Schedule your showing today!