



**309 Ranch Close
Strathmore, Alberta**

MLS # A2130059



\$674,900

Division:	The Ranch_Strathmore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	Age:	2008 (16 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: None

Welcome to the epitome of luxury living in the coveted community of The Rach in Strathmore! Nestled within this sought-after locale lies a custom-built masterpiece awaiting its next discerning owner. Boasting an impressive 7 bedrooms, including a lavish master retreat complete with an ensuite bath and walk-in closet, this residence caters to every need and desire. Step inside to discover a seamless fusion of elegance and functionality, with tiger hardwood flooring guiding your journey through spacious living areas and an expansive office space, ideal for remote work or creative pursuits. The heart of the home is a chef's dream, featuring a massive kitchen adorned with quartz countertops, stainless steel appliances, and a convenient walk-through pantry for effortless organization. Entertain with ease in the sprawling living and dining areas, or retreat to the finished basement for movie nights and gatherings. Enjoy the comfort of heated basement floors, ensuring coziness year-round. With approximately 3200 square feet of living space, there's room for every occasion and celebration. Outside, a double-car garage provides secure parking, while the north-facing orientation bathes the home in natural light throughout the day. Take advantage of the proximity to schools, shopping, and other amenities, ensuring convenience at every turn. Don't miss your chance to experience the pinnacle of luxury living in Strathmore's most desirable community. Your dream home awaits!