



**338 Ranch Ridge Court
Strathmore, Alberta**

MLS # A2134740



\$510,000

Division:	The Ranch_Strathmore		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,286 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Storage		
Inclusions:	N/A		

Discover this beautifully maintained and modern half-duplex, perfectly situated on a massive pie-shaped lot in a quiet, serene cul-de-sac. With over 1,285 square feet of above-ground living space, this home offers a spacious and open concept layout. It features four bedrooms and 2.5 bathrooms. As you enter the main floor, you'll find a convenient laundry and mudroom area, complete with a doggie door leading to a fenced dog run. The kitchen boasts custom maple shaker cabinetry, a granite island, a large corner pantry, new stainless steel appliances, and a spacious dining area with access to the back deck. The kitchen flows seamlessly into the living room, centered around a cozy gas fireplace. The main floor also includes a handy half bath. Upstairs, you'll discover three generously sized bedrooms and a full bathroom. The primary bedroom features dual closets and a private en-suite bathroom. The basement level offers a large family room and a fourth bedroom, with rough-in plumbing ready for an additional bathroom in the furnace area. This home is finished with high-end laminate and plush carpet throughout. The backyard offers stunning country views, a patio, and low-maintenance landscaping. Importantly, the only part of the house attached to the neighbor's property is the garage wall, ensuring privacy and independence. This home truly has it all.