



**367 Ranch Ridge Court  
Strathmore, Alberta**

**MLS # A2145209**



**\$475,000**

<b>Division:</b>	The Ranch_Strathmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Level		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** Alarm System

Welcome to your new home at 367 Ranch Ridge Court! This single-family bi-level home has four spacious bedrooms and three full bathrooms offering ample space for you & your family or great for retirees as well! The home is bathed in abundant natural light, creating a warm and inviting atmosphere that you will love coming home to every day. Step into the heart of the home and be captivated by the GLEAMING stainless steel appliances that adorn the kitchen, ALL BRAND NEW! Plenty of maple cabinetry and counter space for the home chef, this kitchen is super functional. Dining area opens out to your deck for easy access to the BBQ this summer. Recent update includes BRAND NEW CARPET throughout that compliments the warmth of the home, ensuring that every step you take is on comfy fresh flooring. Master bedroom is easily big enough for the KING sized bed & furniture, has HIS & HER closets and a 4pc ensuite. Secondary room great for families with small children or perhaps an office! Living area is inviting for some relaxation or visiting with lots of sun spilling in. Lower level can be the ultimate family room for movie nights with your COZY fireplace. Two more good sized rooms with yet another 4pc bath to share. Lower level laundry room has good storage space. The well-maintained interior is move-in ready, allowing you to settle in and start enjoying your new home immediately without the need for any renovations. Located in a fantastic neighborhood, 367 Ranch Ridge Court is just moments away from the convenience of nearby shopping centers, restaurants/cafes & banks. Fitness centers a short walk away making it easy to maintain an active lifestyle. Have dogs? The canal a great place to get them out on a long walk on the paths, not too far away. The community is friendly and welcoming with plenty of opportunities to meet new neighbors.

Don't miss the chance to make this property your new address, a duplex but the only party wall is to the front attached garage! South facing back yard is fully fenced. 2 tiered deck for plenty of lounging chairs. This home is not just a place to live, but a place to create lasting memories also affordable for the first time buyers. Move in and start your next chapter. Schedule a viewing today! It is a true gem in a sought-after location, offering unparalleled comfort and convenience. IMMEDIATE POSSESSION AVAILABLE!