

323 Ranch Ridge Meadow Strathmore, Alberta

MLS # A2211272


\$418,900

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,519 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY 12-2:00pm ---Welcome to this immaculate and fully finished two-story townhouse with a double front attached garage, ideally situated close to shopping, restaurants and a playground. Offering the perfect blend of comfort and style, this air-conditioned townhome features a modern open-concept layout with a spacious living room centered around a cozy gas fireplace. The kitchen is both functional and stylish, showcasing dark cabinetry, sleek stainless steel appliances, and a charming breakfast nook. Upstairs, the large primary bedroom is a true retreat, complete with a newly renovated three-piece ensuite and a generous walk-in closet with a window. Two additional bedrooms and a four-piece bathroom provide ample space for family or guests. The fully developed lower level boasts a large media room, with stylish sliding barn doors leading into the laundry and furnace rooms for a touch of rustic charm. Enjoy warm summer evenings on the private back patio, which includes a gas barbecue hookup and hot and cold water taps—perfect for outdoor entertaining. The neutral color palette throughout, paired with durable laminate flooring on both the main and upper levels, offers a clean and inviting atmosphere. A south-facing driveway provides the added bonus of natural snow melt in the winter, helping to cut back on shoveling. With a high-efficiency furnace and hot water tank (both only three years old), newer appliances, and a washer and dryer also just three years old, this home is move-in ready and thoughtfully maintained. Don't miss the opportunity to own this beautifully appointed townhouse in a prime location.