



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**534 Ranch Green
Strathmore, Alberta**

MLS # A2286766



\$599,900

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | The Ranch_Strathmore | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,204 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters, See Remarks, Separate Entrance | | |

Inclusions: n/a

****4 BED | 3 BATH | SEPARATE BASEMENT ENTERANCE | FULLY UPGRADED**** Welcome to The Ranch, a beautiful neighbourhood in Strathmore. This thoughtfully designed, fully upgraded, brand-new home could be your dream home. It greets you with a spacious entryway that sets the tone for the rest of the house. The MAIN FLOOR features a FULL BEDROOM AND FULL BATHROOM. Next is the modern kitchen, equipped with a chimney-style hood fan and a charming barn sink with attachments. The living room boasts a fireplace, providing both warmth and character. The dining and living areas overlook the back of the house, where a deck awaits for beautiful summer days. A beautifully crafted railing with stairs leads you upstairs, where you'll find the primary bedroom. A good-sized primary bedroom offers a great living. The 5-piece ensuite bathroom includes dual sinks, a freestanding tub, and a separate shower. Additionally, a bonus room, two more bedrooms, a spacious laundry and a 4-piece bathroom complete the upper level. The basement features a SIDE DOOR, 3 WINDOWS, and a roughed-in bathroom, making it perfect for your future development plans. Overall, this home is ideal for families. Schedule your private showing today before it's gone! FYI, The pictures are from a similar home. The house is under construction.