



**260 Ranch Close  
Strathmore, Alberta**

**MLS # A2291692**



**\$769,999**

<b>Division:</b>	The Ranch_Strathmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,382 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub		

**Inclusions:** n/a

This impressive two-storey offers more than 3,300 sq ft of finished living space and sits on a large pie-shaped lot with a triple attached garage. Pride of ownership is evident throughout. The main floor is bright and open, with large windows bringing in plenty of natural light. The kitchen flows easily into the living room, creating a great space for everyday living or entertaining. It features new appliances, stone countertops, white cabinetry, plenty of storage, and while the living area is anchored by a sleek fireplace. New flooring including carpet. Upstairs you’ll find four bedrooms, including an amazing spacious primary suite with a walk-in closet and a five-piece spa like ensuite. The fully finished basement adds even more living space with a large recreation room and a fifth bedroom, perfect for guests, teens, or a home office. Outside, the private pie-shaped backyard offers lots of room for kids, pets, and outdoor entertaining, plus extra parking for vehicles, trailers, or toys. Located in The Ranch, this home is close to parks, playgrounds, walking paths, and shopping, making it a great choice for families looking for space and convenience. Basement kitchenette will be complete. This home is MORE than move in ready- it is TURN KEY! Amazing Strathmore location perfect for access to schools, shopping, downtown, parks pathways and access to the number one highway!