



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**238 Ranch Ridge Meadow
Strathmore, Alberta**

MLS # A2305102



\$319,000

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,157 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 349
LLD:	-
Zoning:	R2X
Utilities:	-

Inclusions: n/a

This bright and inviting 2 storey townhouse offers a functional layout with plenty of space for everyday living. The open main floor features a welcoming front living room and a stylish kitchen with NEW stainless steel appliances, breakfast bar, and eating area, all finished with easy-care laminate flooring. Upstairs, you'll find 3 bedrooms, including the primary suite with a private 3-piece ensuite and a WALK IN CLOSET! plus a 4-piece main bath. The fully developed lower level expands your living space with a large rec room and additional bathroom—perfect for family gatherings or a home office setup. Additional updates include a new tankless hot water and furnace combo. A great opportunity to own a move-in ready home with modern conveniences in a well-kept setting. This home is literally Turn Key- New furnace & hot water on demand, New kitchen appliances, New washer/ Dryer!