



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

249 Ranch Ridge Meadow Strathmore, Alberta

MLS # A2327394



\$325,000

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,155 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 349
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

~~OPEN HOUSE SATURDAY JULY 11th - 11am to 2pm~~ Welcome to this beautifully maintained 1,155 sq. ft. townhouse, offering the perfect combination of modern style, functional living space, and exceptional value. Whether you're a first-time home buyer, growing family, or savvy investor, this move-in-ready home is sure to impress. The bright and inviting open concept main floor is designed for today's lifestyle, featuring tasteful modern finishes and an abundance of natural light. The spacious living and dining areas flow seamlessly into the kitchen, creating the perfect space for everyday living and entertaining. Step through the patio door onto your sunny south-facing concrete patio, complete with direct access to a grassy green space ideal for relaxing, barbecuing, or watching children play. Upstairs you'll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and a private 3-piece ensuite. A second full bathroom completes the upper level, providing convenience for family and guests. The fully developed basement offers valuable additional living space, perfect for a family room, recreation area, home office, or fitness room. It also includes a rough-in for a future full bathroom, providing an excellent opportunity to add even more value and functionality. With its modern décor, thoughtful layout, and desirable outdoor space, this exceptional townhouse offers comfortable, low-maintenance living in a home you'll be proud to own. A fantastic opportunity for families, first-time buyers, or investors looking for a quality property in a desirable community. Don't miss your chance to make this outstanding home yours!