



**GRASSROOTS**  
REALTY GROUP

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**541 Ranch Green  
Strathmore, Alberta**

**MLS # A2333241**



**\$539,900**

|                  |                                               |               |                  |
|------------------|-----------------------------------------------|---------------|------------------|
| <b>Division:</b> | The Ranch_Strathmore                          |               |                  |
| <b>Type:</b>     | Residential/House                             |               |                  |
| <b>Style:</b>    | 2 Storey                                      |               |                  |
| <b>Size:</b>     | 2,004 sq.ft.                                  | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                                             | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                        |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                     |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot, See Remarks, Street Lighting |               |                  |

|                    |                                                                                     |                   |     |
|--------------------|-------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                          | <b>Zoning:</b>    | R1N |
| <b>Foundation:</b> | Poured Concrete                                                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks |                   |     |

**Inclusions:** None

DISCOVER THE JAYNE BY AKASH HOMES IN THE RANCH—A THOUGHTFULLY DESIGNED TWO-STOREY HOME THAT BLENDS MODERN STYLE, FUNCTIONAL LIVING, AND EXCEPTIONAL INCLUDED UPGRADES! Backing a walking trail and with 2004 sq. ft., 3 bedrooms, 2.5 bathrooms, a main-floor den, an upper bonus room, and a double attached garage, The Jayne is designed to fit YOUR lifestyle. The open-concept main floor features 9' ceilings, durable laminate flooring, quartz countertops throughout, and an elevated fixture package for a refined finish. The spacious kitchen flows seamlessly into the dining area and great room, perfect for entertaining or everyday living. Enjoy outdoor living on the included rear deck, while the SEPARATE SIDE ENTRY provides added flexibility for future possibilities. Curb appeal is COMPLETE WITH FRONT LANDSCAPING (includes sod and a tree). Located in the growing community of The Ranch in Strathmore, you'll enjoy a family-friendly setting with parks, pathways, schools, and convenient access to Calgary. \*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES. HOME IS UNDER CONSTRUCTION.