



GRASSROOTS
REALTY GROUP

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**301 Ranch Ridge Meadow
Strathmore, Alberta**

MLS # A2337477



\$417,750

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,486 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Front Yard, Interior Lot, Landscap		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	Cable, Fiber Optics
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome home to this beautifully updated 3-bedroom, 3-bathroom townhouse in Strathmore — a fantastic opportunity for buyers looking for style, space, value, and true move-in-ready appeal. Tucked into a quieter interior corner-unit location away from the main street and directly across from the playground, this home offers the everyday comfort and family-friendly setting buyers love. Renovated in 2023, it features new flooring and carpeting, stainless steel kitchen appliances, and front-load washer and dryer, giving you the peace of mind of major interior updates already completed. The bright, open-concept main floor is designed for easy living and entertaining, with great natural light and a practical flow between the kitchen, dining, and living areas. Upstairs, the smart 3-bedroom layout provides excellent flexibility for family, guests, or a home office, featuring a comfortable primary bedroom with its own ensuite and walk-in closet. Including the undeveloped basement, this home offers over 2,200 square feet of potential living space, giving future owners room to grow and the opportunity to create a rec room, gym, office, guest area, or additional storage tailored to their needs. The attached double garage and driveway, with parking for up to four vehicles, add everyday convenience, valuable storage, and rare flexibility for guests, family, or multi-vehicle households. Set on a larger lot with front, side, and backyard space, this property offers more outdoor flexibility than many townhomes — ideal for kids, pets, gardening, relaxing, summer BBQs, or simply enjoying a little extra room outside. Enjoy the added privacy of the corner-unit position, reduced road noise, and a tucked-away setting that keeps you close to everything. This professionally managed condo is within walking distance to parks, playgrounds, schools, shopping, pathways, and everyday

amenities, making it an outstanding option for buyers seeking convenience, comfort, and long-term value in a welcoming Strathmore community. With recent renovations, generous interior space, excellent parking, larger-lot outdoor living, a family-friendly setting, and room to grow in the basement, this townhouse delivers exceptional value — book your showing today!