



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

418 Ranch Ridge Meadow Strathmore, Alberta

MLS # A2344240



\$379,900

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Surround sound speakers in the living room, Stand-up freezer in the garage

Welcome to urban convenience and low-maintenance living in The Ranch! Perfectly positioned within walking distance to local coffee shops, restaurants, schools, downtown amenities, and Kinsmen Park, this beautifully appointed 3-bedroom, 2.5-bathroom two-storey townhome delivers 1,470 square feet of functional, modern space. Step inside to a spacious front entryway completed by a custom built-in bench, storage nook, and tile flooring. 9-foot ceilings and upgraded lighting fixtures set a bright, open atmosphere throughout the entire main level. At the heart of the home, the well-equipped kitchen features rich cabinetry with undermount lighting, stainless steel appliances, pantry, generous counter space, and a raised breakfast bar. The kitchen opens directly into the dining and living spaces, where a gas fireplace framed by custom built-in shelving creates the ultimate setup for hosting or relaxing. Step outside to your private, west-facing lower patio featuring no direct rear neighbors—an ideal sun-drenched backdrop for summer BBQs, right around the corner from neighborhood green space and playgrounds. Upstairs serves as a quiet sanctuary featuring three generous bedrooms and two full bathrooms. The spacious primary retreat easily accommodates large furniture and comes complete with a deep walk-in closet and a private 4-piece ensuite bath. Below, the lower-level stands as an open canvas with roughed-in plumbing, easily adaptable for a future family room, extra bedroom, and full bath. Vehicle parking and organization are effortless thanks to the double attached garage featuring custom multi-level landing and shelves. Complete with pet-friendly rules and full exterior maintenance included, this home is ready for its next chapter. Check out the 3D tour and book your private viewing today—a move you’ll be glad you made!

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