



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102 Ranch Ridge Court S
Strathmore, Alberta

MLS # A2347260



\$450,000

Division:	The Ranch_Strathmore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,316 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landsc.		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Tankless Hot Water, Vinyl Windows		
Inclusions:	Pergola, Wooden shelf in garage		

Open houses cancelled for Oct 3rd & 4th due to pending sale Welcome to this fantastic 3-bedroom semi-detached home, attached to the neighbouring home by the GARAGE ONLY! — with NO SHARED INTERIOR WALLS! Offering the feel and privacy of a detached home with the added benefit of a semi-detached price point, this beautifully maintained property is ideally situated on a fully fenced corner lot in a location that is truly hard to beat. From the moment you arrive, you'll appreciate the OVERSIZED DOUBLE ATTACHED GARAGE, low-maintenance yard, and two outdoor decks — including one featuring a charming pergola, perfect for relaxing or entertaining. And in the spring, the stunning crab apple tree in the front yard bursts into bloom, creating a beautiful seasonal focal point. Inside, the home is warm, inviting, and MOVE-IN READY! The spacious family room features a cozy gas fireplace, creating the perfect spot for family movie nights or relaxing evenings. The kitchen offers maple cabinetry, hardwood flooring, and a granite-topped island, providing plenty of workspace for everyday family life and entertaining. And there's nothing to do but move in — FRESH PAINT (September 2026), BRAND-NEW CARPET THROUGH-OUT (September 2026), along with freshly repainted exterior trim (September 2026). Upstairs, you'll find three comfortable bedrooms, including a charming primary retreat with two separate closets and a private 4-piece ensuite. The conveniently located upper-level laundry room is right where you need it, alongside all three bedrooms, making everyday laundry a breeze. A second full bathroom completes the upper level. The unfinished basement provides excellent potential for future development and already features roughed-in plumbing for a bathroom, giving you a head start on creating

additional living space. Practical features include a high-efficiency furnace (2021) and a tankless water heater (2015). An ideal family location with the kids's bus stop outside and schools, parks, walking paths, Kinsmen Park & Amphitheatre, shopping, restaurants, groceries, and downtown nearby. Add friendly neighbours, a FENCED CORNER LOT, NO SHARED INTERIOR WALLS plus an OVERSIZED GARAGE—this home truly has it all!