



GRASSROOTS
REALTY GROUP

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**306 Ranch Ridge Court
Strathmore, Alberta**

MLS # A2350778



\$459,000

Division:	The Ranch_Strathmore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,280 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Level, No Back Lane, No Neighbours Behind, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: None

Connected to the neighbouring property only by the garages, this semi-detached home offers the pricing appeal of a half duplex with the privacy of a detached layout. No walls are shared between the homes' living spaces, a standout feature that sets this property apart. Built in 2007, it offers 1,280 sq. ft. above grade, three bedrooms and 2.5 bathrooms. Professionally cleaned carpets, a recent furnace tune-up and freshly cleaned ducts make this home move-in ready. The main floor features a practical layout with a kitchen, breakfast nook and living space with a gas fireplace, along with a 2-piece bathroom. A laundry room/mudroom at the garage entrance adds everyday convenience. Upstairs, the primary bedroom includes a 4-piece ensuite, while two additional bedrooms share a full 4-piece bathroom. The undeveloped basement provides room for future plans, with a bathroom rough-in and sump pump already in place. The east-facing backyard enjoys prairie views and an expansive two-tiered deck. Step out the back door onto the 12'7" x 6' upper deck, featuring a granite bar-height countertop, then down to the 24' x 10.5' lower level with built-in seating and plenty of space for outdoor dining and relaxing. There is also lawn space for kids or pets and a tool shed for landscaping equipment. The double attached garage includes 220V power for compatible tools or heating equipment. The 100-amp electrical panel has room for additional circuits, with capacity for future renovations, a hot tub or EV charging to be confirmed based on the proposed installation. Shopping, restaurants and other amenities are within walking distance, bringing everyday convenience to this Strathmore location.