



GRASSROOTS
REALTY GROUP

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**436 Ranch Gate
Strathmore, Alberta**

MLS # A2350932



\$559,900

Division:	The Ranch_Strathmore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	\$5000 BUILDER APPLIANCE CREDIT		

DISCOVER THE JAYNE BY AKASH HOMES IN THE RANCH | THIS HOME IS COMPLETE AND FEATURES A WALKOUT BASEMENT, MAIN-FLOOR BEDROOM & EXCEPTIONAL INCLUDED UPGRADES! Offering 2,002 sq. ft. of thoughtfully designed living space, this two-storey home features 4 bedrooms, 2.5 bathrooms, an upper bonus room, and a double attached garage. The open-concept main floor showcases 9' ceilings, durable laminate flooring, quartz countertops throughout, and an elevated fixture package. A MAIN-FLOOR BEDROOM provides added flexibility for guests, family, or a home office, while the spacious kitchen flows seamlessly into the dining area and great room. The WALKOUT BASEMENT features a REAR ENTRY with direct access to the backyard and offers excellent potential for future development. Enjoy the outdoors with a scenic walking trail just steps from your front door, PLUS an included rear deck and completed front landscaping with sod and a tree. Located in The Ranch in Strathmore, enjoy nearby parks, pathways, schools, and convenient access to Calgary. PLEASE NOTE: PICTURES ARE OF ACTUAL HOME.