

# \$409,900 - 323 Ranch Ridge Meadow, Strathmore

MLS® #A2211272

**\$409,900**

3 Bedroom, 3.00 Bathroom, 1,519 sqft

Residential on 0.06 Acres

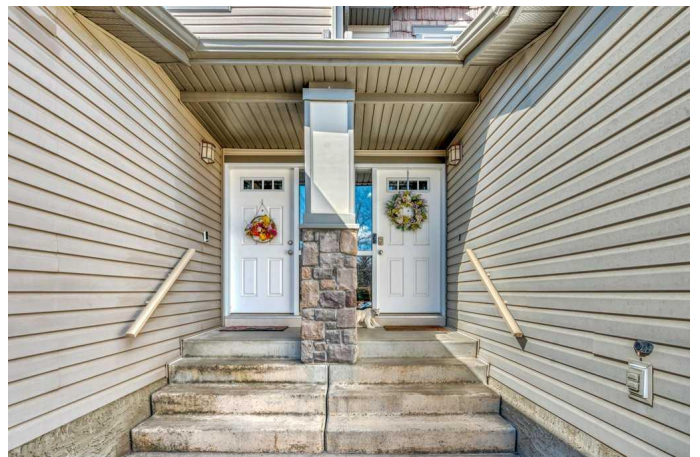
The Ranch\_Strathmore, Strathmore, Alberta

Big Price Adjustment = Great Deal for You

---Welcome to this immaculate and fully finished two-story townhouse with a double front attached garage, ideally situated close to shopping, restaurants and a playground. Offering the perfect blend of comfort and style, this air-conditioned townhome features a modern open-concept layout with a spacious living room centered around a cozy gas fireplace. The kitchen is both functional and stylish, showcasing dark cabinetry, sleek stainless steel appliances, and a charming breakfast nook.

Upstairs, the large primary bedroom is a true retreat, complete with a newly renovated three-piece ensuite and a generous walk-in closet with a window. Two additional bedrooms and a four-piece bathroom provide ample space for family or guests. The fully developed lower level boasts a large media room, with stylish sliding barn doors leading into the laundry and furnace rooms for a touch of rustic charm.

Enjoy warm summer evenings on the private back patio, which includes a gas barbecue hookup and hot and cold water taps—perfect for outdoor entertaining. The neutral color palette throughout, paired with durable laminate flooring on both the main and upper levels, offers a clean and inviting atmosphere. A south-facing driveway provides the added bonus of natural snow melt in the winter,



helping to cut back on shoveling. With a high-efficiency furnace and hot water tank (both only three years old), newer appliances, and a washer and dryer also just three years old, this home is move-in ready and thoughtfully maintained. Don't miss the opportunity to own this beautifully appointed townhouse in a prime location.

Built in 2008

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2211272      |
| Price          | \$409,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,519         |
| Acres          | 0.06          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 323 Ranch Ridge Meadow |
| Subdivision | The Ranch_Strathmore   |
| City        | Strathmore             |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P 1A9                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer              |
| Heating           | Forced Air                                                                         |
| Cooling           | Central Air                                                                        |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas, Living Room                                                                   |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Playground      |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 29               |
| Zoning         | R2X              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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