

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

MLS® #A2211272

**\$409,900**

3 Bedroom, 3.00 Bathroom, 1,519 sqft  
Residential on 0.06 Acres

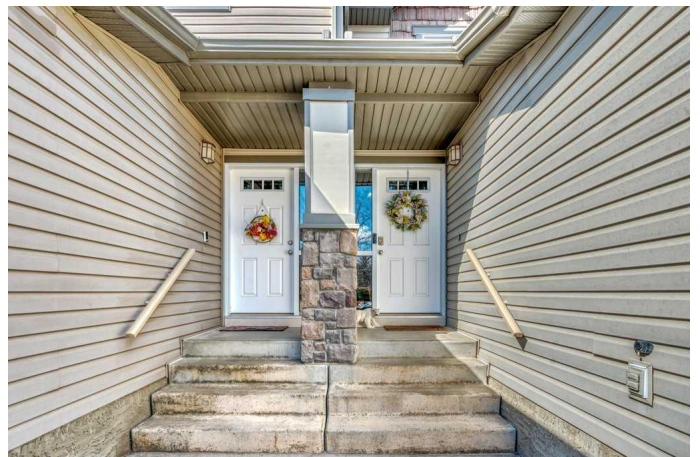
The Ranch\_Strathmore, Strathmore, Alberta

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 tapsâ€”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	31
Zoning	R2X

## Listing Details

Listing Office	RE/MAX Key
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