

103 Ranch Ridge Meadow  
Strathmore, Alberta

MLS # A2268194

\$299,999

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | The Ranch_Strathmore                                                       |        |                   |
| Type:     | Residential/Five Plus                                                      |        |                   |
| Style:    | 2 Storey                                                                   |        |                   |
| Size:     | 1,158 sq.ft.                                                               | Age:   | 2007 (18 yrs old) |
| Beds:     | 3                                                                          | Baths: | 3 full / 1 half   |
| Garage:   | Concrete Driveway, Driveway, Front Drive, Outside, Parking Pad, Paved, See |        |                   |
| Lot Size: | 0.03 Acre                                                                  |        |                   |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscap   |        |                   |

|             |                                                                                                                              |            |        |
|-------------|------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Central, Forced Air                                                                                                          | Water:     | -      |
| Floors:     | Carpet, Laminate, Linoleum                                                                                                   | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                              | Condo Fee: | \$ 345 |
| Basement:   | Full                                                                                                                         | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                     | Zoning:    | R2X    |
| Foundation: | Poured Concrete                                                                                                              | Utilities: | -      |
| Features:   | Ceiling Fan(s), Laminate Counters, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |            |        |
| Inclusions: | N/A                                                                                                                          |            |        |

Welcome to this rare FULLY-DEVELOPED townhome, #103, in the desirable complex of "Ranch Ridge Meadow" in Strathmore, AB! This immaculately maintained, bright and open-concept townhome boasts 1,684 SQUARE FEET OF FULLY FINISHED LIVING SPACE, with 3 SPACIOUS BEDROOMS (the upstairs bedrooms each have their own private ensuite!), 3.5 SPA-INSPIRED BATHROOMS, a front CONCRETE DRIVEWAY for ultra-convenient dedicated parking, and a private, sunny, WEST-FACING BACKYARD with concrete patio, gas BBQ hookup, and yard space, with NO NEIGHBOURS BEHIND! Notable features/upgrades here include: newer laminate and carpeted flooring (2016), newer paint throughout (2016), black appliance package, laminate countertops, newer plumbing fixtures (kitchen and bathrooms, 2024), and window treatment package. This is a pet friendly complex with a full-size children's playground, optional additional parking (which can be rented from Condo Management), and reasonable condo fees! Walking distance to absolutely all amenities Strathmore has to offer: shopping, schools, restaurants, and parks/pathways! This move-in ready home blends comfort, style, and location—ideal for first-time buyers, small families, or savvy investors! Don't miss out on this incredible property! Call now to book your showing!