

**534 Ranch Green  
Strathmore, Alberta**

**MLS # A2286766**



**\$599,900**

<b>Division:</b>	The Ranch_Strathmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,204 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** n/a

**\*\*4 BED | 3 BATH | SEPARATE BASEMENT ENTERANCE | FULLY UPGRADED\*\*** Welcome to The Ranch, a beautiful neighbourhood in Strathmore. This thoughtfully designed, fully upgraded, brand-new home could be your dream home. It greets you with a spacious entryway that sets the tone for the rest of the house. The MAIN FLOOR features a FULL BEDROOM AND FULL BATHROOM. Next is the modern kitchen, equipped with a chimney-style hood fan and a charming barn sink with attachments. The living room boasts a fireplace, providing both warmth and character. The dining and living areas overlook the back of the house, where a deck awaits for beautiful summer days. A beautifully crafted railing with stairs leads you upstairs, where you'll find the primary bedroom. A good-sized primary bedroom offers a great living. The 5-piece ensuite bathroom includes dual sinks, a freestanding tub, and a separate shower. Additionally, a bonus room, two more bedrooms, a spacious laundry and a 4-piece bathroom complete the upper level. The basement features a SIDE DOOR, 3 WINDOWS, and a roughed-in bathroom, making it perfect for your future development plans. Overall, this home is ideal for families. Schedule your private showing today before it's gone! FYI, The pictures are from a similar home. The house is under construction.