

# \$315,000 - 237 Ranch Ridge Meadow, Strathmore

MLS® #A2237860

## \$315,000

3 Bedroom, 3.00 Bathroom, 1,151 sqft  
Residential on 0.04 Acres

Ranch Estates, Strathmore, Alberta

Step inside this inviting and thoughtfully designed townhome that seamlessly blends comfort, function, and classic style in all the right ways. Upon entry, you're welcomed by expansive laminate flooring that flows throughout a HUGE living area - offering endless possibilities for furniture placement, creating a comfortable space. Just imagine a beautiful Christmas tree, or perhaps a thriving jungle of plants in the gorgeous front window. The heart of the home is the beautiful kitchen, featuring rich espresso extended-height cabinetry (which complement the 9' ceilings on the main floor), ample storage, a breakfast bar, and sleek black appliances that pair perfectly with the tasteful backsplash and durable laminate countertops. From morning coffees at the cozy coffee station to evening dinners cooked on the Whirlpool range, this space is as warm as it is practical. The main floor also offers a quaint dining area, a conveniently tucked-away half bath, and access to your large, private, south-facing patio and yard - ideal for BBQs, relaxing evenings, or entertaining guests. And with no residential neighbours behind you, enjoy that extra dose of privacy (with a larger yard than others!). Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a rare 3-piece ensuite with a large window - your very own peaceful, and private retreat. A full main bath and handy linen closet complete the upper level. The unfinished basement is a blank canvas ready



for your creative touch - perfect for future development, additional storage, or even a private space for a teen. Basement is roughed-in for a bathroom. Outside, enjoy charming curb appeal with peaked rooflines, a covered front porch, and a warm, welcoming exterior. Private, off-street, extended length parking is located right outside your front door (which has a phantom screen), with ample street parking nearby for your guests. Located in a pet-friendly (please review bylaws), well-maintained, and low-traffic complex, this home is just minutes from schools, parks, shopping, and all the amenities that make everyday life convenient. Whether you're a first-time buyer, savvy investor, or looking to downsize without compromise, this home checks all the boxes. With all the conveniences, yet only ~30min Calgary, Strathmore is where it's at - and this is your chance to be a part of it! A truly SMART move!

Built in 2010

### **Essential Information**

MLS® #	A2237860
Price	\$315,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,151
Acres	0.04
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	237 Ranch Ridge Meadow
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Subdivision	Ranch Estates
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P0A9

### Amenities

Amenities	Parking, Playground, Trash
Parking Spaces	1
Parking	Driveway, Off Street, Stall

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Playground
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
Days on Market	2
Zoning	R2X

### Listing Details

Listing Office	CIR Realty
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