

309 RANCH Close, Strathmore T1P0B5

MLS® #: **A2155698** Area: **The Ranch Strathmore** Listing Date: **08/07/24** List Price: **\$649,900**
 Status: **Active** County: **Wheatland County** Change: **-\$15k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Strathmore**
 City/Town: **Strathmore**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **5,745 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,298**
 Low Sqft:
 Ttl Sqft: **2,298**

DOM

42
Layout
 Beds: **6 (3 3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Irregular Lot**
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Mixed,Stone,Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Fire Pit,Garden,Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,Pantry,Sump Pump(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`1" x 13`1"	Living Room	Main	17`6" x 12`8"
Dining Room	Main	13`5" x 10`6"	Office	Main	10`10" x 10`0"
Laundry	Upper	9`6" x 4`11"	Game Room	Basement	17`6" x 12`8"
Bedroom - Primary	Upper	17`0" x 13`11"	Bonus Room	Upper	17`8" x 12`2"
Bedroom	Upper	10`0" x 10`0"	Bedroom	Upper	10`11" x 10`0"
Bedroom	Basement	10`6" x 9`4"	Bedroom	Basement	10`1" x 10`0"
Bedroom	Basement	14`9" x 10`1"	2pc Bathroom	Main	6`1" x 4`10"
4pc Bathroom	Basement	8`0" x 4`11"	4pc Bathroom	Upper	10`0" x 4`11"
4pc Ensuite bath	Upper	14`11" x 11`0"			

Title: **Fee Simple**
Legal Desc: **0714215**

Zoning: **R1**

Remarks

Pub Rmks: **OPEN HOUSE' September 14, 2024 : 1 PM - 4 PM. Welcome to Your Family's Dream Home in The Ranch, Strathmore! Discover the perfect blend of luxury and family-friendly living in the coveted community of The Ranch in Strathmore. This custom-built masterpiece is more than just a house; it's a home designed to cater to every member of your family. With an impressive 6 bedrooms, including a lavish master retreat complete with an ensuite bath and walk-in closet, there's plenty of room for everyone. The huge bonus room provides the perfect space for family activities and relaxation. Step inside to find tiger hardwood flooring that guides you through spacious living areas and an expansive office space, ideal for remote work or creative pursuits. The seamless fusion of elegance and functionality ensures that your family can live comfortably and stylishly. The chef's dream kitchen is perfect for preparing family meals, featuring quartz countertops, stainless steel appliances, and a convenient walk-through pantry for effortless organization. Gather in the sprawling living and dining areas, perfect for entertaining friends and family. The finished basement offers a cozy retreat for movie nights and gatherings, complete with heated floors to ensure year-round comfort. With approximately 3200 square feet of living space, there's room for every occasion and celebration. A double-car garage provides secure parking, while the north-facing orientation bathes the home in natural light throughout the day. Proximity to schools, shopping, and other amenities ensures convenience at every turn. The Ranch in Strathmore is known for its welcoming atmosphere and strong sense of community, making it the perfect place to raise your family. Enjoy the best of both luxury and family-friendly living in this sought-after locale. Don't miss your chance to experience the pinnacle of family living in Strathmore's most desirable community. Your dream home awaits!**

Inclusions: **N/A**
Property Listed By: **Greater Property Group**

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