



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**292 RANCH Close, Strathmore T1P 0B5**

MLS®#: **A2177602**

Area: **The  
Ranch Strathmore**

Listing **11/06/24**  
Date:

List Price: **\$679,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Strathmore**  
Year Built: **2014**  
Lot Information  
Lot Sz Ar: **6,328 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,816**  
Low Sqft:  
Ttl Sqft: **1,816**

DOM

**45**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**  
Park Feat: **Triple Garage Attached**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Pantry,Soaking Tub,Stone Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`10" x 13`6"
Dining Room	Main	10`7" x 9`6"
Bedroom - Primary	Upper	14`0" x 12`10"
Bedroom	Upper	9`11" x 9`9"
Den	Upper	13`10" x 9`8"
Kitchen With Eating Area	Lower	10`5" x 10`3"

Room	Level	Dimensions
Kitchen	Main	14`0" x 9`6"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`10" x 9`10"
4pc Bathroom	Upper	0`0" x 0`0"
Living Room	Lower	10`4" x 10`4"

4pc Bathroom

Lower

0`0" x 0`0"

Bedroom  
Legal/Tax/Financial

Lower

11`1" x 10`11"

Title:  
**Fee Simple**  
Legal Desc:

**0810450**

Zoning:  
**R1**

Remarks

Pub Rmks: **Spacious Family Home nestled in the charming town of Strathmore, Alberta. This beautifully renovated two-story home offers the perfect blend of small-town living with easy access to Calgary, just a 25-minute drive away. Strathmore is known for its tight-knit community, fantastic schools, and family-friendly amenities, making it an ideal place to settle down. Enjoy the many free, regular community events that bring neighbors together in a supportive, welcoming environment. This impressive home sits on a quiet street, backing onto scenic pathways, perfect for leisurely strolls or family bike rides. The property boasts a triple-attached garage, providing ample parking and storage, and a large fenced yard ideal for kids, pets, and outdoor entertaining. Step inside to a spacious tiled foyer, setting the tone with style and practicality. The open-concept layout is inviting, featuring a cozy living room complete with a fireplace for those cool Alberta evenings. The dining room flows seamlessly from the living area, opening onto the backyard - perfect for indoor-outdoor living and summer barbecues. The kitchen is a chef's dream, featuring an island with seating, granite countertops, upscale appliances, and abundant white cabinetry, including a spacious pantry for added storage. A half bathroom completes the main floor. The second floor is designed with family living in mind and features beautiful hardwood & tile flooring. Here, you'll find a laundry room, three generous bedrooms, including a luxurious primary suite with an ensuite bathroom, ideal for relaxation and spacious walk in closet. A full bathroom and a bonus room offer additional living space, perfect for a playroom, home office, 4th bedroom conversion or cozy family lounge. The convenience of an upper-level laundry room means less hassle on laundry day. The fully developed basement adds incredible versatility to this home. With a separate side entrance, the basement includes a second kitchen, full bathroom, laundry closet, and a fourth bedroom. This space is ideal for a mother-in-law space, guest space, or as an income-generating space. Thoughtfully designed and fully permitted for privacy and functionality, this area provides an independent living space while remaining seamlessly connected to the rest of the home. With its prime location, high-end finishes, and flexible layout, this Strathmore gem offers the perfect opportunity for families seeking a friendly community and ample space. Whether you're hosting gatherings in the open main floor, enjoying quiet time in the fenced backyard, or exploring the community's numerous amenities, this home is ready to meet your needs and exceed expectations. Don't miss your chance to make it yours, call your favorite Realtor today!**

Inclusions:  
Property Listed By: **n/a  
RE/MAX Key**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











