

# \$517,000 - 314 Ranch Garden, Strathmore

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MLS® #A2222284

## \$517,000

3 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.10 Acres

The Ranch\_Strathmore, Strathmore, Alberta

Welcome to your dream home in The Ranch  
â€” a vibrant, family-friendly community where  
lifestyle meets convenience!

This beautifully maintained 3-bedroom,  
2.5-bathroom two-storey is move-in ready,  
featuring brand new plush carpet throughout.  
The heart of the home is the stylish kitchen,  
complete with stainless steel appliances, a  
granite island perfect for entertaining, and a  
spacious pantry for all your storage needs.  
You'll also love the convenience of main floor  
laundry â€” a must for busy households!

Step outside to your beautiful back deck  
overlooking a large, private yard with no  
neighbours behind, mature trees, a cozy fire  
pit, and a playground just across the way â€”  
ideal for both relaxing and hosting friends and  
family.

The unfinished basement offers exciting  
potential to create a future bedroom,  
bathroom, or rec space tailored to your needs.  
Plus, the attached garage adds everyday  
convenience.

Located close to parks, pathways, schools,  
shopping, and more â€” this home truly has it  
all. Donâ€™t miss your chance to live in a  
space thatâ€™s more than just a house â€”  
itâ€™s a lifestyle.

Built in 2008



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2222284               |
| Price          | \$517,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,267                  |
| Acres          | 0.10                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 314 Ranch Garden     |
| Subdivision | The Ranch_Strathmore |
| City        | Strathmore           |
| County      | Wheatland County     |
| Province    | Alberta              |
| Postal Code | T1P0C1               |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                |
| Has Basement      | Yes                                                                                                                     |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Fire Pit

Lot Description        Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular Lot, No Neighbours Behind

Roof                      Asphalt Shingle

Construction          Stone, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             July 4th, 2025

Days on Market        31

Zoning                   R1

**Listing Details**

Listing Office           CIR Realty

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