

# \$323,000 - 103 Ranch Ridge Meadow, Strathmore

MLS® #A2227055

**\$323,000**

3 Bedroom, 4.00 Bathroom, 1,149 sqft  
Residential on 0.03 Acres

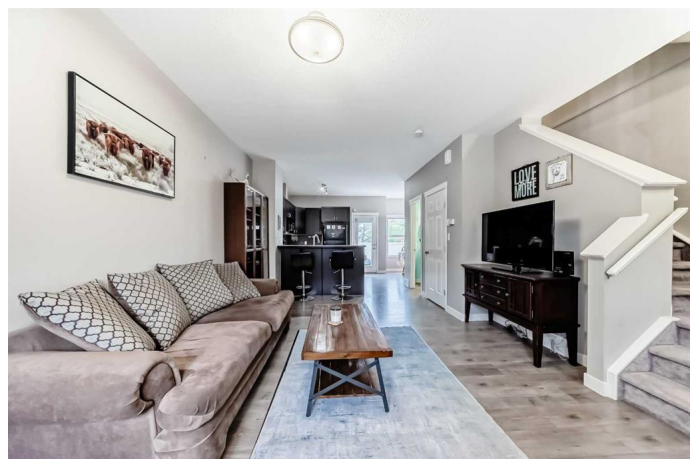
Ranch Estates, Strathmore, Alberta

Welcome to one of the MOST DESIRABLE LAYOUTS in this well-maintained and well managed townhouse complexâ€”perfectly located just steps from parks, shopping, dining, and all the amenities of downtown!

This 2-storey home offers LARGE DUAL MASTER SUITES, each with spacious layouts, walk-in closets, and their OWN PRIVATE ENSUITES (one 3-piece and one 4-piece with dual shower heads!). The open-concept main floor is designed for modern living featuring high end laminate flooring throughout, 9â€™™ ceilings, large windows that flood the space with natural light, a cozy living room, an eat-up kitchen with plenty of counter space, a fridge with ice maker, a convenient half-bath, and a separate dining area that opens onto your own SOUTHWEST FACING PRIVATE PATIOâ€”complete with gas BBQ hookup, trees, and green space. No direct neighbours behind means extra peace and privacy.

The FULLY DEVELOPED BASEMENT extends your living space with a den/sitting areaâ€”perfect for a gym, home office, or TV nookâ€”a THIRD LARGE BEDROOM, another FULL 4 PIECE BATHROOM, and a dedicated laundry room.

Additional highlights include: \*Assigned parking right at your front door. \*LOW CONDO FEES that cover lawn care and snow removal. \*PET-FRIENDLY complex (2 cats or dogs with



board approval). \*Private resident playground plus a nearby community park. \*Well-managed and maintained development. \*Hot water tank can be scheduled for recirculation to provide hot water faster.

This rare layout with 3 large bedrooms and 3.5 bathrooms offers flexibility for families, guests, or roommates. Whether you're upsizing, downsizing, or investing, this is a fantastic opportunity in a sought-after location.

Don't miss your chance to own this exceptional unit—book your showing today!

Built in 2007

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2227055      |
| Price          | \$323,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,149         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 103 Ranch Ridge Meadow |
| Subdivision | Ranch Estates          |
| City        | Strathmore             |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P 0A9                |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Park        |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Walk-In Closet(s)                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                 |
| Lot Description   | Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 89              |
| Zoning         | R2X             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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