



THE
A-TEAM

**RE/MAX
FIRST**

71 RANCHERS View, Okotoks T1S 0K5

MLS®#: **A2102229**

Area:

Listing **01/17/24**

List Price: **\$699,141**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,558 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,863**

Low Sqft:

Ttl Sqft: **1,863**

DOM

123

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Level**

Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	Office	Main	8`10" x 8`2"
Kitchen	Main	9`4" x 11`6"	Great Room	Main	10`6" x 12`4"
Dining Room	Main	10`6" x 8`9"	5pc Ensuite bath	Upper	8`3" x 12`2"
Bedroom - Primary	Upper	12`6" x 12`6"	4pc Bathroom	Upper	0`0" x 0`0"
Bonus Room	Upper	10`3" x 14`0"	Bedroom	Upper	10`6" x 13`2"
Bedroom	Upper	10`6" x 12`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211264

Zoning:
TBD

Remarks

Pub Rmks: **Welcome to the Abbott by Sterling Homes - a 3-bed, 2.5-bath masterpiece blending modern luxury and practical design. The chef's kitchen, with stainless steel appliances and an island, is a culinary delight. A flex room on the main floor adds versatility, while the knockdown ceiling enhances the inviting ambiance. The side entrance ensures convenience and privacy. Gather around the electric fireplace for cozy moments, creating a warm atmosphere for socializing. Retreat to the master suite, featuring a 5-piece ensuite with dual sinks, a luxurious soaker tub, and a walk-in shower with tiled walls - a true spa-like escape. The Abbott is not just a home; it's a sanctuary where style meets comfort. *Photos Are Representative***

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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









