



THE
A-TEAM

**RE/MAX
FIRST**

98 RANCHERS View, Okotoks T1S 0K5

MLS® #: **A2109370**

Area: **Air Ranch**

Listing Date: **02/22/24**

List Price: **\$829,027**

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: **4,660 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,362**
Low Sqft:
Ttl Sqft: **2,362**

DOM

87
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard, No Neighbours Behind, Street Lighting**
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 Oven, Electric Stove, Microwave, Range Hood, Refrigerator**
Int Feat: **Double Vanity, Granite Counters, 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>
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	9`8" x 12`10"
Dining Room	Main	10`6" x 10`7"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`5" x 10`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	9`3" x 11`1"
Great Room	Main	12`6" x 15`0"
Bedroom - Primary	Upper	12`8" x 15`2"
Bonus Room	Upper	13`6" x 12`5"
5pc Bathroom	Upper	0`0" x 0`0"

Bedroom
Game Room
Kitchen
Furnace/Utility Room

Upper
Suite
Suite
Suite

9`4" x 10`3"
21`7" x 14`8"
5`0" x 13`7"
7`6" x 13`0"

Bedroom
3pc Bathroom
Bedroom

Upper
Suite
Suite

9`4" x 12`8"
0`0" x 0`0"
9`11" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211264

Zoning:
TBD

Remarks

Pub Rmks:

Welcome to your dream home! This property exudes elegance with its 9' knockdown ceilings, creating a spacious feel. The kitchen is a chef's delight, equipped with a chimney hood fan, built-in microwave, and a range gas line. Modern conveniences like a waterline to the fridge enhance everyday living. Stay cozy by the electric fireplace in a spacious great room. The paint grade railings with iron spindles add a touch of sophistication. The kitchen showcases quartz countertops, undermount sinks, and high-end appliances. The master bedroom is a sanctuary, featuring a 5-piece ensuite with dual sinks, soaker tub, and a shower enclosed by a sliding glass barn door. A separate entrance and 1-bedroom legal suite (subject to pending municipal/city compliance and approvals) are the perfect opportunity for generational living, or extra income. Don't miss your chance to own this blend of modern luxury and thoughtful design - your perfect home awaits! Photos are representative.

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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

