



THE
A-TEAM

**RE/MAX
FIRST**

210 RANCH Road, Okotoks T1S 0P2

MLS® #: **A2113770**

Area: **Air Ranch**

Listing Date: **03/13/24**

List Price: **\$774,900**

Status: **Active**

County: **Foothills County**

Change: **-\$14k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2018**

Lot Information

Lot Sz Ar: **6,028 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,415**

Low Sqft:

Ttl Sqft: **1,415**

DOM

67

Layout

Beds: **3 (1 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Front Yard,Lawn,Landscaped,Pie Shaped Lot

Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Stone**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`7" x 10`4"
Kitchen	Main	16`4" x 10`2"
5pc Ensuite bath	Main	12`6" x 8`1"
2pc Bathroom	Main	7`10" x 2`11"
Game Room	Basement	15`3" x 14`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	16`7" x 8`1"
Bedroom - Primary	Main	17`10" x 11`11"
Laundry	Main	9`1" x 6`11"
Family Room	Basement	14`0" x 12`3"
Bedroom	Basement	13`6" x 10`4"

Bedroom	Basement	13`7" x 10`4"	4pc Bathroom Legal/Tax/Financial	Basement	12`8" x 4`11"
<hr/>					
Title: Fee Simple		Zoning: TN			
Legal Desc:	1510057		Remarks		
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Pub Rmks:	<p>COME VIEW THE 3D TOUR & MORE - Click on the Multimedia/Virtual Tour Button! Immaculate and upgraded AIR CONDITIONED bungalow, backing to the walking path system in super popular Ranchers Rise at Air Ranch! Beyond the recently installed exterior screen door, step inside and admire the 10' ceiling that becomes a vaulted ceiling in the main living areas. Fabulous light fixtures enhance the feel of quality, as does the pristine engineered hardwood flooring that runs through much of the main level. Cozy living room has a feature gas fireplace with floor to ceiling stone. The dining area is huge and is open plan with the dream kitchen, which has white perimeter cabinets and darker tone pot and pan drawers under the island. Granite countertops galore - there's no shortage of food preparation space here! High end Kitchen Aid, Faber and Wolf appliances! The Primary bedroom is an absolute delight, can easily accommodate a king size bed and has a sliding glass door that leads out onto the deck. You will love the sumptuous 5-pc en-suite with its topmount sinks and the massive walkthrough closet that conveniently links to the laundry room! An upgraded half bathroom completes this level. Take the grand staircase down to the fully finished basement, where you will find near 9' ceilings! There's a massive family/recreation room with a wet bar and two large bedrooms, each with a walk-in closet. The 4-pc basement bathroom is also upgraded throughout. The utility room features masses of storage space and a new (Kineticco) water softener. Outside, you'll appreciate the massive full width and privacy screened deck (with a gas BBQ hook up) where you can enjoy the sunny South West exposure. The deck has steps down to the fully fenced and landscaped yard (complete with raised planters) that has a gate out to the walking path system. The HEATED and oversized (24' x 23') double attached garage has an area that could be used as a workshop. Terrific value here - Make it yours!</p>				
Inclusions:	Contact listing agent for full list of included and excluded items.				
Property Listed By:	Greater Calgary Real Estate				

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

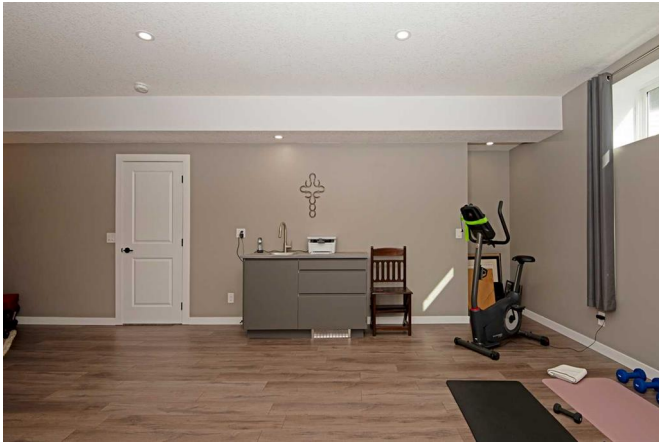
For 3D Tour, click the multimedia/virtual tour/video button













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