



THE
A-TEAM

**RE/MAX
FIRST**

32 RANCHERS View, Okotoks T1S5R6

MLS® #: **A2121416**

Area: **NONE**

Listing Date: **04/10/24**

List Price: **\$818,000**

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: **4,869 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,190**

Low Sqft:

Ttl Sqft: **2,190**

DOM

40

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

Wood Frame

Flooring:

Carpet, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator**

Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|---------------|----------------------|
| Bedroom - Primary | Second | 16`9" x 13`6" |
| Bedroom | Second | 10`6" x 9`0" |
| 5pc Ensuite bath | Second | 10`4" x 9`7" |
| 2pc Bathroom | Main | 7`7" x 3`9" |

| Room | Level | Dimensions |
|---------------------|---------------|----------------------|
| Bedroom | Second | 12`1" x 9`9" |
| Bedroom | Second | 10`2" x 10`0" |
| 5pc Bathroom | Second | 10`10" x 5`2" |

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc: **2211264**

Zoning:

TN

Remarks

| | |
|---------------------|---|
| Pub Rmks: | Welcome to he charming and functional residence Built by award winning builder Prominent Homes and located in the Brand New Community of Ranchers Rise! This newly constructed two-story home boasts over 2100 square feet of meticulously designed living space, catering to the needs of modern families and remote professionals alike. Upon entering, you'll be greeted by a welcoming main floor flex room, strategically positioned at the front entrance, offering the versatility to accommodate your work-from-home requirements or any other personal needs. The spacious living area is bathed in natural light and features a cozy gas fireplace, providing the perfect ambiance for both relaxation and productivity during those extended workdays. The open-concept kitchen and dining area are thoughtfully designed, boasting modern appliances and ample workspace, facilitating seamless transitions between work and leisure activities. Upstairs, you'll discover a luxurious primary bedroom retreat, complete with a generously sized walk-in closet and a five-piece ensuite bathroom, offering the ultimate in comfort and privacy. Two additional bedrooms, also flooded with natural light, provide inviting spaces for creative breaks or relaxation. With possession scheduled for the Fall of 2024, now is the perfect time to secure your place in this thriving community. Don't miss out on the opportunity to experience the lifestyle offered by this exceptional home. Visit our show home located at 8 Emerson Crescent or call to book your private showing today! |
| Inclusions: | N/A |
| Property Listed By: | eXp Realty |

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



Main Floor
930 sqft.



Upper Floor
1247 sqft.

