



THE
A-TEAM

**RE/MAX
FIRST**

79 RANCHERS View, Okotoks T1S5R7

MLS® #: **A2121451**

Area: **NONE**

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

List Price: **\$699,900**

Status: **Active**

County: **Foothills County**

Change: **-\$40k, 26-Apr**

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:

1,836

Low Sqft:

Ttl Sqft:

1,836

DOM

41

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Rectangular Lot

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:

Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator

Int Feat:

Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Utilities:

Room Information

Room

Bedroom - Primary

Bedroom

4pc Bathroom

Level

Second

Second

Second

Dimensions

14`5" x 13`8"

10`4" x 9`7"

7`10" x 5`0"

Room

Bedroom

5pc Ensuite bath

2pc Bathroom

Level

Second

Second

Main

Dimensions

10`8" x 9`9"

11`0" x 9`8"

5`0" x 5`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211264

Zoning:

TN

Remarks

Pub Rmks:

Please visit the show home for further questions - Welcome to the charming and functional home built by award winning builder Prominent Homes and located in the Brand New Community of Ranchers Rise! Where comfort meets elegance this community offers the ideal setting for families seeking a warm and inviting lifestyle. This stunning three-bedroom home with an attached double-car garage, designed to embrace the beauty of natural light. As you step inside, you'll be greeted by the chic kitchen boasting a spacious island and adjacent to the kitchen, the cozy nook and family room invite you to relax and unwind in style. Venture upstairs to find three generously sized bedrooms, including the luxurious primary bedroom featuring a lavish 5-piece ensuite and a walk-in closet that promises ample storage space. Additionally, the convenience of a laundry room and a bonus room adds to the functionality and comfort of this home. Anticipate making this remarkable residence your own sanctuary as possession is set for Fall 2024! Don't miss the opportunity to experience the charm of Ranchers Rise firsthand—call now to schedule your private showing and embark on the journey to your dream home or visit our show home located at 8 Emerson Crescent

Inclusions:

N/A

Property Listed By:

eXp Realty

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

