



THE
A-TEAM

**RE/MAX
FIRST**

81 RANCHERS View, Okotoks T1S5R6

MLS® #: **A2121522**

Area: **NONE**

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

List Price: **\$739,900**

Status: **Active**

County: **Foothills County**

Change: **+\$20k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Okotoks

Year Built:

2024

Lot Information

Lot Sz Ar:

4,807 sqft

Lot Shape:

Finished Floor Area
Abv Sqft: **1,934**
Low Sqft:
Ttl Sqft: **1,934**

Access:

Lot Feat:

Park Feat:

Rectangular Lot
Double Garage Attached

DOM

41

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

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, Electric Range, 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

Bedroom

Bedroom - Primary

4pc Bathroom

Level

Second

Second

Second

Dimensions

10`7" x 10`4"

13`8" x 13`1"

9`1" x 5`0"

Room

Bedroom

5pc Ensuite bath

2pc Bathroom

Level

Second

Second

Second

Dimensions

10`4" x 10`1"

11`10" x 6`0"

5`8" x 5`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211264

Zoning:

TN

Remarks

Pub Rmks:

Welcome to the new community of Ranchers Rise! Built by the award winning builder, Prominent Homes, Ranchers Rise this spacious home has a great layout and modern design perfect for families seeking both comfort and functionality. This open concept floor plan and has lots natural light and a thoughtfully designed layout. The upper floor features 3 Bedrooms including a primary bedroom with beautiful 5 piece ensuite, large walk-in closet and bonus room. Possession will be Fall 2024. Call to book your private showing today or visit our show home located at 8 Emerson Crescent.

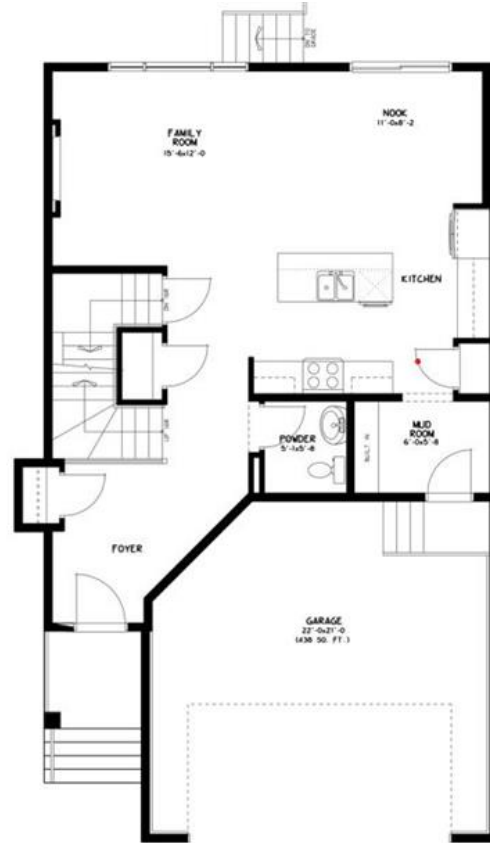
Inclusions:

N/A

Property Listed By:

eXp Realty

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



Main Floor
836 sqft.



Upper Floor
1077 sqft.

