



THE
A-TEAM

**RE/MAX
FIRST**

95 RANCHERS View, Okotoks T1S5R7

MLS® #: **A2121537** Area: **NONE** Listing Date: **04/10/24** List Price: **\$699,900**
Status: **Active** County: **Foothills County** Change: **-\$20k, 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: **1,934**
Low Sqft:
Ttl Sqft: **1,934**

DOM

39
Layout
Beds: **3 (3)**
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: **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	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`1"	4pc Bathroom	Second	9`1" x 5`0"
5pc Ensuite bath	Second	11`10" x 6`0"	Bedroom - Primary	Second	13`8" x 13`1"
Bedroom	Second	10`7" x 10`4"	Bedroom	Second	10`4" x 10`1"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2310531**
Zoning: **TN**

Remarks

Pub Rmks:

Please visit the show home for further questions - Ranchers' Rise sounds like a delightful place to live! Welcome to this newly built home by Prominent Homes. With its spacious layout and modern design, it seems perfect for families seeking both comfort and functionality. The open concept floor plan and abundant natural light are wonderful features that enhance the livability of the home. The three bedrooms plus a bonus room offers ample space for family members or guests, and the thoughtfully designed layout ensures that storage needs are met. 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

