



THE
A-TEAM

**RE/MAX
FIRST**

75 RANCHERS View, Okotoks T1S5R7

MLS® #: **A2132894** Area: **NONE** Listing Date: **05/16/24** List Price: **\$699,900**
 Status: **Pending** 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: **4,558 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,836**
 Low Sqft:
 Ttl Sqft: **1,836**

DOM
50
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** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Tile**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
 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
Bedroom - Primary	Second	14`10" x 13`8"	Bedroom	Second	10`8" x 9`10"
Bedroom	Second	10`4" x 9`7"	5pc Ensuite bath	Second	11`0" x 9`8"
4pc Bathroom	Second	7`10" x 5`0"	2pc Bathroom	Main	5`0" x 5`0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **TN**

Legal Desc:

2211264

Remarks

Pub Rmks:

*****Open House Sunday May 19th from 1:00pm to 3:00pm***Welcome to the new community of Ranchers Rise! Built by the award winning builder, Prominent Homes, this is the the perfect home for families looking for a welcoming and cozy lifestyle. This stunning three bedroom home with an attached double car garage features tons of natural light and Backs on to a Beautiful Pathway! The Main Floor has a chic Kitchen, nice size island, Nook, Family Room and Walk-through Pantry. Upstairs has 3 large bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. 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



