



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**106 RANCHERS View, Okotoks T1S 5R6**

MLS® #: **A2139694**

Area: **NONE**

Listing Date: **06/08/24**

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

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: **5,005 sqft**  
Lot Shape:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,897**

Low Sqft:

Ttl Sqft: **1,897**

DOM

**27**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`0" x 11`8"
2pc Bathroom	Main	0`0" x 0`0"
Den	Main	11`2" x 9`8"
Bonus Room	Upper	12`0" x 13`9"
Bedroom	Upper	12`0" x 11`0"
Laundry	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	12`0" x 15`11"
Dining Room	Main	12`0" x 10`0"
Mud Room	Main	0`0" x 0`0"
Bedroom - Primary	Upper	13`0" x 13`9"
Bedroom	Upper	9`8" x 11`7"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **See Remarks**  
 Legal Desc: **2211264**

Remarks

Pub Rmks: **Home awaits in one of Okotoks' newest communities, Ranchers' Rise! You can have it all with mountain views, parks and pathways and naturalized amenities! Step inside our Otis-22 model. With over 1800 square feet of open-concept living space, the Otis-Z is built with your growing family in mind. This single-family home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the master bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The SEPARATE ENTRANCE, 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. \*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE\*\***

Inclusions: **\$5K CREDIT TO THE BRICK**  
 Property Listed By: **Century 21 All Stars Realty Ltd.**

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





