



THE
A-TEAM

**RE/MAX
FIRST**

29 RANCH Road, Okotoks T1S 1W8

MLS® #: **A2153130**

Area: **Air Ranch**

Listing Date: **07/29/24**

List Price: **\$1,395,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2006**
Lot Information
Lot Sz Ar: **14,016 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,985**
Low Sqft:
Ttl Sqft: **2,985**

DOM

51
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **10**
Garage Sz: **3**

Access:

Lot Feat: **Front Yard,Lawn,Landscaped,Underground Sprinklers,Private,Treed**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony,Other,Private Yard**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	19`5" x 11`1"
Dining Room	Main	16`8" x 12`10"
2pc Bathroom	Main	5`6" x 5`3"
Laundry	Main	9`0" x 5`6"
Bedroom - Primary	Upper	15`11" x 13`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Pantry	Main	11`1" x 6`0"
Living Room	Main	15`5" x 13`11"
Mud Room	Main	8`1" x 5`6"
Bonus Room	Upper	15`5" x 12`11"
5pc Ensuite bath	Upper	15`4" x 9`2"

Bedroom
4pc Bathroom
Family Room
Bedroom
Furnace/Utility Room

Upper
Upper
Basement
Basement
Basement

11`9" x 10`8"
8`6" x 8`2"
17`1" x 11`10"
12`10" x 10`3"
14`5" x 10`4"

Bedroom
Game Room
Bedroom
3pc Bathroom

Upper
Basement
Basement
Basement

36`8" x 13`6"
22`1" x 15`2"
12`0" x 11`11"
9`0" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$53

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TN

Legal Desc: 0110799

Remarks

Pub Rmks: **COME VIEW THE 3D TOUR & MORE - Click on the Multimedia/Virtual Tour Button! Surely one of the prettiest homes in Okotoks! This air conditioned two storey beauty is close to 3,000 sf above grade and has nearly 4,100 sf of developed space overall and is set on a simply stunning, beautifully landscaped lot of almost one third of an acre that feels like you are living in your own park! Take the path through the pretty planted borders and up the steps to the beautiful front verandah. Step into the grand entrance with its chandelier light fixture and heated tile floor. The kitchen is huge and features granite countertops galore, pot and pan drawers, a high quality stainless steel appliance package, two sinks and a raised breakfast bar. It also comes with a massive walk-in pantry with a second refrigerator. The dining area accommodates the largest of dining sets and comes with two elegant light fixtures. From here, step out to the covered deck, a fabulous space to relax with family and friends. A triple sided fireplace leads from the dining area to the living room which is flooded with natural light and shares the beautiful hardwood floors that run through the main living areas. The mudroom, spacious laundry room (the Miele laundry pair stay with the home) and 2 pc washroom complete this level. Take the elegant open riser staircase to the upper level where you will love the bonus room with its vaulted ceiling and access to the upper level deck where you can sit and watch the world go by. The primary bedroom is huge and has a vaulted ceiling and a sumptuous 5 pc en-suite bathroom with heated tile flooring and a large and upgraded walk-in closet. The second bedroom is a great size and shares the 4 pc family bathroom with the third bedroom/den, which is huge and would work great as either a home office or the dream bedroom and private space for a teenager. The basement offers in-floor heating, a flexible combination of recreation and family spaces, with a gas fireplace, two further bedrooms and a basement bathroom and excellent storage in the utility room, where you will find additional laundry hook-ups if needed. The triple garage is heated and has a workshop area and the driveway will accommodate all your vehicles and more! The rear yard is beautiful. Serene. Aspens offer shade to the massive patio. Mature planted borders offer colour. Evergreen trees provide privacy. There's lawn aplenty for the children to play and you'll love the screened area for your future firepit. Truly a wonderful home. Book a showing and make it yours!**

Inclusions:
Property Listed By:

Contact listing agent for full list of included and excluded items.
Greater Calgary Real Estate

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