



THE
A-TEAM

**RE/MAX
FIRST**

117 RANCHERS View, Okotoks T1S 5R7

MLS® #: **A2160801**

Area: **NONE**

Listing Date: **08/29/24**

List Price: **\$799,650**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,465**
Low Sqft:
Ttl Sqft: **2,465**

Lot Information

Lot Sz Ar: **4,879 sqft**
Lot Shape:

DOM

21
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Smart Home,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Office	Main	9`0" x 10`0"
Kitchen	Main	11`9" x 16`0"	Great Room	Main	13`6" x 14`11"
Dining Room	Main	11`6" x 11`3"	5pc Ensuite bath	Upper	11`6" x 10`5"
Bedroom - Primary	Upper	13`3" x 15`3"	Bedroom	Upper	11`6" x 10`0"
Bedroom	Upper	11`6" x 9`9"	Bonus Room	Upper	13`3" x 15`11"

**5pc Bathroom
Bedroom**

**Upper
Upper**

**0`0" x 0`0"
13`6" x 11`3"**

Laundry

Upper

6`3" x 8`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810629

Zoning:
TN

Remarks

Pub Rmks: **Introducing the Pierce, boasting 2,396 sq. ft. of thoughtfully designed living space that blends comfort and modern style. This home features 4 spacious bedrooms, 2.5 bathrooms, and 9' knockdown ceilings on both the main floor and basement, creating an airy, open feel throughout. The executive peninsula kitchen is a standout, with built-in stainless steel appliances, a chimney hood fan, and an upgraded Silgranit sink, perfect for both everyday meals and entertaining. The main floor offers a cozy gas fireplace, a versatile flex room, and a functional mudroom with an open bench and coat rack. Upstairs, the luxurious 5-piece ensuite in the master bedroom includes dual sinks, a soaker tub, a private water closet, and a walk-in shower with tiled walls and a bench. Completing this impressive home is a 12'6"x10' rear deck, ideal for enjoying the peaceful green space that the Pierce backs onto. *Photos are representative.***

Inclusions:
Property Listed By: **N/A
Bode Platform Inc.**

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





