



THE
A-TEAM

**RE/MAX
FIRST**

51 RANCHER'S View, Okotoks T1S 0K5

MLS®#: **A2160821**

Area:

Listing **08/27/24**

List Price: **\$698,400**

Status: **Pending**

County: **Foothills County**

Date:
Change: **-\$11k, 18-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,351**

Low Sqft:

Ttl Sqft: **1,351**

Lot Information

Lot Sz Ar: **4,556 sqft**

Lot Shape:

DOM

63

Layout

Beds: **1 (1)**

Baths: **1.5 (1 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Level,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Freezer,Gas Cooktop,Gas Oven,Microwave,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
Flex Space	Main	10`0" x 8`10"	2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	14`8" x 13`8"	Dining Room	Main	14`8" x 8`3"
Great Room	Main	14`8" x 13`0"	Bedroom - Primary	Main	12`0" x 13`0"
5pc Ensuite bath	Main	8`5" x 10`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2211264

Remarks

Pub Rmks: **Meet the Windsor—an elegant bungalow featuring a 10' knockdown main floor ceiling and a 9' basement ceiling, creating a spacious feel throughout. The executive kitchen is equipped with built-in stainless steel appliances, a chimney hood fan, upgraded silgranit sink, waterline to the fridge, gas line to the range, and a walk-in corner pantry. The home includes quartz countertops with undermount sinks, an electric fireplace, a main floor flex room, and a great room with a vaulted ceiling. Additional features are extra windows throughout, paint grade railings with iron spindles, a 5-piece ensuite with dual sinks, soaker tub, private WC, and walk-in shower with tiled walls and a bench. The home is complete with black hardware, a west-facing backyard, a 15'x10' rear deck with a gas line for BBQ, and a 22'x24' double car garage. November 2024 Possession. *Photos are representative.***

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

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





