

48 RANCHERS View, Okotoks T1S 5R6

MLS®#: **A2162952** Area: **Air Ranch** Listing Date: **09/27/24** List Price: **\$715,000**
 Status: **Active** County: **Foothills County** Change: **-\$4k, 23-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **4,666 sqft**
 Lot Shape: **129.297ft x 36.089ft**

Finished Floor Area
 Abv Sqft: **2,012**
 Low Sqft:
 Ttl Sqft: **2,012**

DOM

32
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Landscaped**
 Park Feat: **Additional Parking,Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Fireplace(s),Forced Air,Hot Water,Natural Gas** Flooring: **Carpet,Laminate,Vinyl Plank**
 Sewer: **Garden** Water Source:
 Ext Feat: **Garden** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Convection Oven,Electric Water Heater,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Gas Stove,Microwave,Range Hood,Window Coverings**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`0" x 6`0"	Kitchen	Main	11`8" x 11`6"
Pantry	Main	4`1" x 4`1"	Dining Room	Main	9`9" x 12`2"
Living Room	Main	12`7" x 13`4"	Bonus Room	Second	13`9" x 12`7"
Laundry	Second	6`3" x 2`11"	Bedroom - Primary	Second	18`4" x 12`9"
Bedroom	Second	9`4" x 11`11"	Bedroom	Second	11`11" x 9`11"

Bedroom	Main	8`5" x 9`10"	Walk-In Closet	Second	8`10" x 7`0"
Walk-In Closet	Second	6`3" x 4`11"	2pc Bathroom	Main	4`9" x 4`11"
5pc Ensuite bath	Second	13`4" x 5`9"	4pc Bathroom	Second	8`4" x 4`11"
Balcony	Main	9`8" x 11`0"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2211264**

Zoning:
TN

Remarks

Pub Rmks: **Welcome to 48 Ranchers View, where your dream home built in 2023 is waiting for you! This four-bedroom, 2.5-bathroom gem is nestled in the heart of the friendly and well-established Ranchers Rise neighborhood within the Air Ranch community. The open floor plan effortlessly connects the living room, dining area, and modern kitchen—perfect for hosting everything from cozy family dinners to epic game nights. The kitchen features sleek quartz countertops, stainless steel appliances, ample cabinetry, and a walk-in pantry for all your gourmet goodies. The sliding door from your dining area leads you to an elevated deck overlooking your lush green backyard, the ideal spot to soak up the peaceful morning sun or unwind during glamorous afternoons. On your main floor, you'll also find the 4th bedroom or a perfect office space, conveniently located next to a half-bathroom. Venture upstairs to discover your personal retreat—the tranquil master suite. It's got a walk-in closet, and a spacious 5-piece en-suite bathroom with a double vanity and a tub-and-shower combo. You'll find two additional well-sized bedrooms that share a 4-piece bathroom. And let's not forget the bonus room or your secondary living room—perfect for movie marathons—and the laundry facilities conveniently located on this level. The basement with a side door entrance is your blank canvas. Whether it's a future income-generating suite (subject to the approval and permitting of the Municipality or City) or the ultimate game room, the possibilities are endless. Situated close to schools, shopping centers, and parks, this Okotoks home offers the perfect blend of comfort, convenience, and a dash of excitement. With its thoughtful layout and modern amenities, this house isn't just a place to live—it's a place to love.**

Inclusions: **Samsung kitchen and laundry appliances are included.**
 Property Listed By: **Real Broker**

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









