



THE
A-TEAM

**RE/MAX
FIRST**

12 RANCHERS Meadows, Okotoks T1S 0P5

MLS®#: **A2163000** Area: **Air Ranch** Listing Date: **09/05/24** List Price: **\$825,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **4,951 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,084**
 Low Sqft:
 Ttl Sqft: **2,084**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Interior Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Storage** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Chandelier,Kitchen Island,No Smoking Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Foyer	Main	5`9" x 8`8"
Kitchen	Main	11`6" x 11`7"	Living Room	Main	13`6" x 15`0"
Dining Room	Main	12`0" x 10`0"	4pc Bathroom	Upper	8`10" x 4`11"
5pc Ensuite bath	Upper	11`10" x 9`7"	Bedroom	Upper	11`5" x 12`4"
Bedroom	Upper	13`10" x 10`11"	Bonus Room	Upper	11`10" x 11`11"
Laundry	Upper	8`10" x 6`8"	Bedroom - Primary	Upper	12`8" x 14`11"
Walk-In Closet	Upper	11`10" x 4`5"	Bedroom	Basement	10`3" x 11`7"

Office Storage	Basement Basement	8`0" x 5`8" 12`2" x 8`1"	Game Room Furnace/Utility Room Legal/Tax/Financial	Basement Basement	15`4" x 14`5" 8`4" x 10`1"
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Title: **Fee Simple**
 Legal Desc: **1612672**

Zoning: **TN**

Remarks

Pub Rmks: **Welcome to this beautifully finished 2084 sqft home located in the vibrant and family-oriented town of Okotoks. With limited inventory in the area, this home offers a rare opportunity for those seeking a move-in-ready property with all the features you could ask for. Situated in a safe and growing community known for its abundant parks, paved pathways, and excellent schools, this home is perfect for the growing family. Right across from Ecole Beausoleil school, a playground, and a baseball diamond, you'll find yourself immersed in a neighbourhood built for family life. This fully finished home boasts Hardie Board siding, central air conditioning, and a rare triple car garage, highly coveted in Okotoks. With four spacious bedrooms and a family-friendly layout, the main floor showcases stylish vinyl plank flooring and an updated white kitchen, complete with a premium KitchenAid appliance package, sleek quartz countertops, and elegant pendant lighting. A sliding door off the kitchen opens to a beautiful wrap-around composite deck, perfect for outdoor living and entertaining. The well-organized walk-through pantry leads to the back hallway, providing convenient access to the triple garage. Upstairs, you'll find three generously sized bedrooms, each featuring a large walk-in closet. The primary bedroom boasts a feature wall, east-facing views, and a luxurious ensuite with dual sinks, a soaker tub, a separate shower, and a private water closet. A spacious bonus room separates the primary suite from the other bedrooms, offering additional privacy and versatile living space. The fully finished basement includes a fourth bedroom, perfect for a growing teen, along with a charming playhouse built under the stairs and a large storage room, which has the potential to be converted into an additional bathroom. Located on the desirable north side of Okotoks, this home is close to scenic walking paths, schools, and just a short 15-minute drive to Calgary. This property is a true gem in Okotoks' limited real estate market and is ready to welcome its new owners. Don't miss out on this incredible opportunity—reach out to your favourite Realtor and schedule your viewing today!**

Inclusions: **TV Mounts**
 Property Listed By: **CIR Realty**

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











