



THE
A-TEAM

**RE/MAX
FIRST**

14 RANCHERS Place, Okotoks T1S 0G5

MLS® #: **A2166341** Area: **Air Ranch** Listing Date: **09/18/24** List Price: **\$1,150,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **8,912 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,752**
 Low Sqft:
 Ttl Sqft: **2,752**

DOM

1
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,Landscaped,Many Trees,Pie Shaped Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **In Floor,Forced Air** Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Stove,Humidifier,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`9"	Bedroom	Main	11`7" x 10`5"
5pc Bathroom	Upper	12`0" x 8`6"	5pc Ensuite bath	Upper	13`5" x 17`5"
Bedroom	Upper	12`2" x 11`4"	Bedroom	Upper	12`3" x 13`7"
Bedroom - Primary	Upper	16`1" x 14`1"	Bedroom	Lower	11`6" x 12`11"
Bedroom	Lower	13`5" x 13`3"	3pc Bathroom	Lower	11`2" x 4`11"

Kitchen
Bonus Room
Sunroom/Solarium

Main
Upper
Lower

12`6" x 13`3"
13`6" x 11`8"
12`4" x 9`9"

Living Room
Family Room

Main
Lower

13`5" x 19`2"
13`8" x 28`7"

Legal/Tax/Financial

Condo Fee:
\$58

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TN

Legal Desc: **0810207**

Remarks

Pub Rmks: **Stunning luxury Estate Home with almost 4200sqft over 3 levels / 6 Bedrooms / 4 Bathrooms / End of a cul-de-sac / Tons of upgrades / Triple Attached Garage / Custom Sunroom / Walk-out Suited Basement / Enlarged Master Suite / Plus 225sqft Detached Studio! Get ready to fall in love! It all starts with curb appeal and this home does not disappoint, plenty of mature trees, poured concrete curbing and manicured low maintenance landscaping is found front to back on this generous pie shaped lot. Inside notice touches of modern country chic that sets a lovely cozy vibe throughout. The bright open main level is an Entertainers Dream! 9ft ceilings, hardwood floors, pot lights, premium light fixtures and at the heart is your new well equipped "chef's" kitchen. The blend of tall white cabinetry, statement centrepiece Island and a peninsula breakfast bar offer functionality and aesthetic appeal. Find even more thoughtful details like High End S.S appliances, extra wall oven, a corner pantry plus a roll out wall pantry. All this flow's seamlessly to the dinning room and living room, showcasing an oversized gas fireplace, flanked by cabinet built in's. Rounding out this immaculate main level is an office overlooking the rear yard (additional bedroom if needed) 1/2 bathroom, a formal dinning room to host lavish dinner parties (or could be another office) a spacious foyer and generous front closet, balcony surrounded by glass railing and the super functional mud room / laundry room Offering a sink and plenty of built-in's to keep your day to day life clutter free! Head to the upper level to view the exquisite Master Suite that truly has "WOW Factor" indulge in Luxury, the Impressive En-Suite boasts a considerable custom glass shower with dual shower heads, beautiful stand alone soaker tub to unwind with a glass of wine, convenient separate water closet & a gorgeous double vanity. 2 additional bedrooms share a 5pc main bathroom featuring dual sinks and a well planned separated tub / shower / toilet room combo. Plus a roomy bonus room for intimate family movie nights. Descend to the fully finished lower level, another fabulous Entertaining space, that has been thoughtfully designed to include In-floor heat, a sunny family room presenting an additional gas fireplace, Custom "SunCoast" sunroom for you to enjoy nature in comfort and style! 2 more great sized bedrooms, one has an attached 3pc ensuite. The lower wet bar is equipped with a full sized double refrigerator and an abundance of cabinets. The basement could easily be suited thanks to it being a walk out (separate entrance) the "kitchen" and added laundry found in one of the bedrooms. As an added Bonus, there is a charming 225sqft insulated, heated, tastefully designed detached studio on the property that could be used for a number of things... use your own imagination! This flawless home is a must see, book your private showing today**

Inclusions:
Property Listed By: **All garage cabinets are included, radon detector, de-clorinator, additional washer/dryer (ventless)
CIR Realty**

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







