



THE
A-TEAM

**RE/MAX
FIRST**

162 RANCH Road, Okotoks t1s0h1

MLS®#: **A2171885**

Area: **Air Ranch**

Listing Date: **10/09/24**

List Price: **\$1,099,000**

Status: **Active**

County: **Foothills County**

Change: **-\$50k, 18-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2015**

Lot Information

Lot Sz Ar: **6,843 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,505**
Low Sqft:
Ttl Sqft: **1,505**

DOM

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

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Landscaped,Level,Underground Sprinklers,See Remarks**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Dog Run,Fire Pit,Other**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Convection Oven,Disposal,Dryer,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Wine Refrigerator**

Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	7`2" x 6`6"	2pc Bathroom	Main	5`0" x 5`2"
Mud Room	Main	5`5" x 3`5"	Kitchen	Main	9`6" x 12`11"
Dining Room	Main	10`4" x 8`2"	Living Room	Main	16`6" x 14`4"

Bedroom - Primary
Storage
4pc Bathroom
Game Room

Main
Basement
Basement
Basement

14`11" x 13`4"
8`7" x 12`5"
8`6" x 6`0"
14`11" x 9`5"

5pc Ensuite bath
Bedroom
Bedroom
Family Room

Main
Basement
Basement
Basement

11`0" x 9`7"
15`11" x 11`1"
15`11" x 11`1"
15`0" x 12`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

1510057

Remarks

Pub Rmks:

*** ENJOY THE VIDEO ATTACHED TO THIS LISTING and PREPARE TO BE WOWED! * Welcome to your dream home! This exquisite 3-bedroom, 2.5-bathroom detached walk-out bungalow offers an unmatched blend of luxury and comfort. Located in a highly sought-after area of Okotoks, with magnificent mountain views, this property enjoys the perfect blend of nature and convenience, backing onto the green space of Okotoks Airport Runway. Step inside to be greeted by high ceilings and a seamless flow engineered hardwood throughout the upstairs kitchen and living area, complemented by a welcoming two-sided fireplace that artfully connects the living room and primary bedroom. The master suite is a sanctuary in itself, featuring a walk-in closet and a luxurious en-suite. Dual Central AC is ideal for this sunny, bright west facing home. The triple garage is an added extension of immaculate detail in this home offering finished commercial flooring, heated and fully finished for all your vehicles, toys and sporting equipment. Entertain or unwind on the expansive decks stretching the full width of the house, completed with durable composite. The upper deck boasts a partially covered area with motorized blinds on all three sides, offering shade and privacy. The lower deck provides another outdoor oasis, complete with a hot tub for ultimate relaxation. The immaculate backyard showcases a well-manicured lawn, a stone fire pit with a cozy gravel sitting area, and curbed stone edging that enhances its elegance. A fully fenced backyard with three gate entrances ensures privacy, while a six-zone sprinkler system maintains the lush greenery. A dedicated gravel dog run along the side of the house caters to your furry friends. Mountain views and sunsets await you in this tranquil property. Enjoy proximity to highly rated schools and relish the marriage of metropolitan convenience with serene mountain vistas. With its spacious layout and stunning features, this home is the perfect retreat for families or anyone seeking a tranquil yet connected lifestyle. Don't miss the opportunity to make this exceptional property your forever home!**

Inclusions:
Property Listed By:

**Motorized patio blinds / 6 zone home security system
The Real Estate District**

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











