



THE
A-TEAM

**RE/MAX
FIRST**

156 RANCH Road, Okotoks T1S 0P4

MLS®#: **A2173291**

Area: **Air Ranch**

Listing Date: **10/25/24**

List Price: **\$969,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2018**
Lot Information
Lot Sz Ar: **6,788 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,553**
Low Sqft:
Ttl Sqft: **1,553**

DOM

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

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Microwave Hood Fan,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`3" x 9`3"	Living Room	Main	14`2" x 16`1"
Dining Room	Main	8`6" x 16`1"	Kitchen	Main	9`3" x 16`9"
Laundry	Main	6`3" x 9`9"	Office	Main	8`0" x 9`0"
Bedroom - Primary	Main	14`0" x 14`2"	Family Room	Basement	19`0" x 20`0"
Game Room	Basement	14`2" x 14`8"	Bedroom	Basement	10`0" x 15`4"
Bedroom	Basement	9`10" x 12`3"	Furnace/Utility Room	Basement	8`1" x 19`0"
5pc Ensuite bath	Main	10`5" x 11`9"	2pc Bathroom	Main	5`0" x 5`0"

4pc Bathroom

Basement

5`0" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510057

Zoning:
TN

Remarks

Pub Rmks: **Immerse yourself in enhanced elegance within this charming three-bedroom, and over 2800 sq. ft. of living space this bungalow has to offer! Gracefully nestled in the desirable Air Ranch Community welcomes curb appeal and easy living. Starting with a large entrance with a home office set off to the side. The beautiful, engineered hardwood floors lead you into a spacious open floor plan featuring a kitchen with an amazing oversize island with "eye dropping" granite and hugged by warm cabinetry. Built-in oven and microwave, and glass top electric stove top. The living room showcases a contemporary gas fireplace with elegant floor to ceiling tile, and access to the upper oversize deck with gas line for your BBQ, a view of the mountains, green space with pond, and a variety of aircrafts coming and going. The entire house has been roughed in for a sound system with speakers (already in) and security system. The spacious primary bedroom allows a space to rest, reset, and relax in a stunning modern 5-piece ensuite, walk-through to walk-in closet to main floor laundry for added convenience. An extra wide staircase leading you to the lower level is full of coziness, comfy lush carpet, family room, two bedrooms, and 4 piece bath and lots of storage complete the basement. The exterior has lots of entertainment space for family and friends. Low maintenance fenced lush backyard with access to walking /bike paths.! With easy access to all amazing amenities Okotoks has to offer, this remarkable home & neighborhood is "your" wish-list! Welcome to 156 Ranch Road!**

Inclusions:
Property Listed By: **none**
Royal LePage Solutions

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











