



**6 RANCHERS Bay, Okotoks T1S 0P2**

MLS®#: **A2173997** Area: **Air Ranch** Listing **10/18/24** List Price: **\$924,900**  
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **2,346 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,506**  
 Low Sqft:  
 Ttl Sqft: **2,506**

DOM

**33**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lawn,Landscaped,Level,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard,Rain Gutters**

Construction: **Composite Siding,Stone**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Oven,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 16`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`5" x 15`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 11`2"</b>	<b>Mud Room</b>	<b>Main</b>	<b>11`10" x 6`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>9`6" x 4`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`1" x 14`0"</b>	<b>Family Room</b>	<b>Upper</b>	<b>16`3" x 14`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`7" x 10`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`5" x 8`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`5" x 9`7"</b>	<b>Laundry</b>	<b>Upper</b>	<b>10`3" x 5`3"</b>

5pc Ensuite bath  
Game Room  
4pc Bathroom

Upper  
Lower  
Lower

0`0" x 0`0"  
25`8" x 14`4"  
0`0" x 0`0"

4pc Bathroom  
Bedroom

Upper  
Lower

0`0" x 0`0"  
12`2" x 12`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1510057

Zoning:  
TN

Remarks

Pub Rmks:

**This beautiful 5 bedroom home in the Air Ranch community is located in a quiet culdasic, with stunning mountain views, and a walking path behind the house. Walking into the house you will immediately appreciate the large foyer which leads into the open concept kitchen, living room, and dining nook. The kitchen connects to a quaint butlers pantry, large food/storage pantry and oversized mudroom, with lots of storage. The living room hosts a stunning stone surround gas fireplace, while the dining room opens to a large two tiered deck making this house perfect for entertaining inside and out. The pie shaped, west facing, backyard consists of beautiful low maintenance landscaping with full irrigation, including a drip line, maturing trees and amazing evening sunsets. Head upstairs and you will find four bedrooms, a four piece bathroom, separate washer and dryer, plus a nice size bonus room. The master retreat has a five piece ensuite with attached walk-in closet and amazing mountain views. Downstairs is fully finished and is the perfect man cave with a stunning dry bar, theatre area, four piece bathroom, and a nice size fifth bedroom. Upgrades include: enlarged windows, upgraded lighting, natural wood cabinets, stainless steel appliances, granite in the kitchen, air conditioning, designer vinyl flooring, and ample storage. This home was freshly painted and shows a real pride of ownership. Hope you enjoy.**

Inclusions:  
Property Listed By:

N/A  
RE/MAX Landan Real Estate

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











