



THE
A-TEAM

**RE/MAX
FIRST**

18 RANCHERS Bay, Okotoks T1S0G8

MLS®#: **A2175659**

Area: **Air Ranch**

Listing Date: **10/26/24**

List Price: **\$989,900**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,993 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,677**

Low Sqft:

Ttl Sqft: **2,677**

DOM

177

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Cul-De-Sac
Parking Pad,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction:
Composite Siding,Stucco
Flooring:
Carpet,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Chandelier,Closet Organizers,Double Vanity,French Door,Kitchen Island,Open Floorplan,Separate Entrance,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`6" x 18`5"
Dining Room	Main	7`2" x 18`5"
Office	Main	9`11" x 12`11"
Mud Room	Main	8`9" x 4`11"
4pc Ensuite bath	Second	4`11" x 8`1"
Bedroom	Second	11`0" x 13`1"
Bedroom	Second	10`9" x 13`8"
Loft	Second	10`8" x 11`4"
Walk-In Closet	Second	5`4" x 10`11"
Foyer	Main	8`4" x 10`3"

Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 4`11"
Living Room	Main	12`0" x 14`5"
Living Room	Main	12`0" x 14`5"
4pc Bathroom	Second	4`11" x 8`5"
5pc Ensuite bath	Second	10`11" x 10`6"
Bedroom	Second	10`11" x 15`7"
Laundry	Second	7`5" x 5`11"
Bedroom - Primary	Second	16`9" x 21`4"
Pantry	Main	5`11" x 5`0"
Walk-In Closet	Second	5`0" x 4`10"

Walk-In Closet	Second	5`0" x 4`10"	Legal/Tax/Financial
Title: Fee Simple		Zoning: TN	
Legal Desc:	1510057		Remarks
Pub Rmks:	Welcome home to 18 Ranchers Bay! This beautiful, brand new 4-bedroom, 4-bath home blends timeless finishes with modern upgrades, located in the sought-after Air Ranch neighbourhood. As you step inside, you'll be welcomed by gleaming hardwood floors, bright sun-filled open concept kitchen space, and an inviting living room with a cozy fireplace—perfect for quiet evenings or lively gatherings. The spacious kitchen features stainless steel appliances, quartz countertops, and a large island, opening up to a sunlit dining area with views of the backyard deck. The main floor also boats a large, private home office space which welcomes the morning sun in the large windows. Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and an en-suite bath boasting a glassed in shower and double vanity. Three additional bedrooms, and a flex space provide flexibility for a large family and guests. Outdoors, enjoy a deck which overlooks the yard, open for your landscaping imagination. You'll also fancy a large, triple car garage with extra storage possibilities. The spacious lower level features soaring ceilings, with a separate entrance, well suited for a potential legal suite, pending town approval. Situated steps from parks, schools, daycares, and a developing commercial plaza, this home is ideal for those seeking a tranquil family space with the nearby conveniences. Don't miss the chance to own this Air Ranch gem—schedule your tour today!		
Inclusions:	Kitchen Appliances		
Property Listed By:	eXp Realty		

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











