



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 RANCHERS View, Okotoks T1S5R6**

MLS®#: **A2178184**      Area: **Air Ranch**      Listing **11/08/24**      List Price: **\$779,900**  
 Status: **Active**      County: **Foothills County**      Date:      Change: **+\$30k, 18-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,179**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,869 sqft**      Ttl Sqft: **2,179**  
 Lot Shape:

DOM

**12**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator**  
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`9" x 13`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 9`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 9`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 10`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`4" x 9`7"</b>	<b>5pc Bathroom</b>	<b>Second</b>	<b>10`10" x 5`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 3`9"</b>			

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**2211264**

**TN**

Remarks

Pub Rmks:

**Welcome to this charming and functional Home Built by award winning builder Prominent Homes and located in the Brand New Community of Ranchers Rise! This is a rare opportunity to find a 4 Bedroom home that backs onto a pond! Upon entering, you'll be greeted by a welcomed by main floor flex room, strategically positioned at the front entrance, offering versatility and the perfect area to work from home. The main floor features a living room that offers an abundance of natural light and has a cozy gas fireplace providing the perfect ambiance for both relaxation and productivity during those extended workdays. The open-concept kitchen boasts modern appliances including a Built-in Oven and Microwave and is next to a dining room that opens up to the huge 25 feet by 10 feet deck that spans the entire length of the house! On the upper floor, you'll discover a luxurious primary bedroom retreat, complete with a generously sized walk-in closet and a five-piece ensuite bathroom, offering the ultimate in comfort and privacy. Three additional bedrooms, also flooded with natural light, provide inviting spaces for creative breaks or relaxation. There is another 5-piece bathroom, a Bonus room and Laundry room that completes the upper floor. This is the perfect time to secure your place in this thriving community. Don't miss out on the opportunity to experience the lifestyle offered by this exceptional home. Call to book your private showing today!**

Inclusions:

**N/A**

Property Listed By:

**eXp Realty**

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





