

32 RANCHERS View, Okotoks T1S5R6

A2178184 **Air Ranch** 11/08/24 List Price: **\$779,900** MLS®#: Area: Listing

Status: Active Change: +\$30k, 18-Nov Association: Fort McMurray County: **Foothills County**

Date:

General Information

Prop Type: Residential Sub Type: Detached

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

City/Town: Okotoks

4,869 sqft

Finished Floor Area

Abv Saft: 2,179 Low Sqft:

Ttl Sqft:

2,179

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

43

Ttl Park: 4 2 Garage Sz:

4 (4)

2.5 (2 1)

2 Storey

Access:

Lot Feat: **Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: Forced Air **Wood Frame** Sewer: Flooring: Ext Feat: Lighting

Carpet, Tile Water Source: 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

Level Level Dimensions Room Dimensions Room 12`1" x 9`9" **Bedroom - Primary** Second 16`9" x 13`6" **Bedroom** Second **Bedroom** Second 10`6" x 9`0" **Bedroom** 10`2" x 10`0" Second

5pc Ensuite bath Second 10`4" x 9`7" 10`10" x 5`2" 5pc Bathroom Second 7`7" x 3`9" 2pc Bathroom Main

Legal/Tax/Financial

Title: Zoning: Fee Simple Legal Desc:

2211264

Remarks

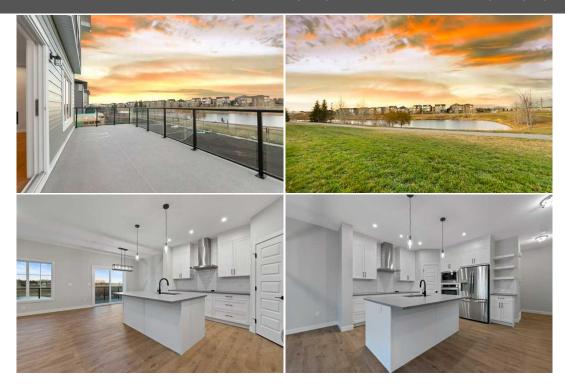
Pub Rmks:

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



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