



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 RANCHERS View, Okotoks T1S 5R7**

MLS®#: **A2179104**

Area: **Air Ranch**

Listing Date: **11/13/24**

List Price: **\$755,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **4,293 sqft**  
Lot Shape:

Access:

Lot Feat: **Other**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,249**

Low Sqft:

Ttl Sqft: **2,249**

DOM

**20**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,Pantry,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 12`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`11" x 5`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 9`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 12`0"</b>
<b>Game Room</b>	<b>Upper</b>	<b>20`5" x 13`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`5" x 14`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 9`9"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TN**

**1810629**

Remarks

Pub Rmks: **Welcome to 118 Ranchers View, an immaculate and inviting single-family home located in the desirable Airranch community of Okotoks, AB. This 2-storey residence offers 2,249 sqft of modern living space, thoughtfully constructed in 2023 to provide the perfect blend of style and functionality. As you step inside, you're greeted by a bright and spacious open-concept layout that seamlessly connects the kitchen, living room, and dining area. The expansive kitchen is truly a chef's dream, featuring sleek white cabinetry, stainless steel appliances, quartz countertops, and a large kitchen island ideal for meal preparation and casual gatherings. Whether you're hosting a large family dinner or enjoying a quiet evening at home, the fluid design makes entertaining effortless and enjoyable. Convenience is key in this thoughtfully designed home. The main level includes a 2-piece bathroom, a mudroom, and a walk-through pantry that links the kitchen, mudroom, and the double attached garage. Fresh white paint enhances the clean and crisp ambiance, while vinyl plank flooring adds durability and style to the main living areas. Upstairs, you'll find three generously sized bedrooms, each equipped with its own walk-in closet, ensuring ample storage for everyone in the family. The master bedroom serves as a private retreat, complete with a luxurious 4-piece ensuite bathroom for ultimate relaxation. Additionally, a versatile bonus room offers endless possibilities, whether you need a home office, a playroom, or an extra living space. A laundry room on the upper level adds extra convenience, making household chores easy. Carpeting throughout the upper level provides comfort and warmth, making every room feel cozy and inviting. Located in the desirable Airranch community, this home is situated in a family-friendly neighborhood with easy access to schools, walking paths, and parks. Its proximity to the main highway ensures an easy commute to the city and convenient access to all major amenities in Okotoks, including shopping centers, restaurants, and recreational facilities. This home is move-in ready and waiting for you to make it your own. Don't miss the chance to own this property in one of Okotoks' most sought-after communities.**

Inclusions:  
Property Listed By: **Century 21 Bravo Realty**

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

















