



THE
A-TEAM

**RE/MAX
FIRST**

14 RANCHERS Meadows, Okotoks T1S0P5

MLS®#: **A2179697**

Area: **Air Ranch**

Listing Date: **11/17/24**

List Price: **\$949,000**

Status: **Active**

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: **4,698 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,677**
Low Sqft:
Ttl Sqft: **2,677**

DOM

66
Layout
Beds: **4 (4)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

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

Utilities and Features

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

Construction: **Cement Fiber Board,Stone,Stucco**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator**
Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	12`8" x 9`8"	Mud Room	Main	6`8" x 8`11"
Pantry	Main	6`8" x 7`6"	4pc Bathroom	Main	7`11" x 4`11"
Kitchen	Main	15`3" x 16`9"	Living/Dining Room Combination	Main	16`0" x 14`3"
Foyer	Main	11`2" x 9`8"	Flex Space	Second	13`0" x 14`7"
Bedroom - Primary	Second	16`2" x 15`4"	5pc Ensuite bath	Second	12`10" x 16`2"
Walk-In Closet	Second	7`0" x 6`10"	Bedroom	Second	12`0" x 11`1"

Laundry
Bedroom
4pc Ensuite bath

Second
Second
Second

7`0" x 5`7"
10`9" x 13`5"
8`8" x 4`11"

5pc Bathroom
Bedroom

Second
Second

13`0" x 4`11"
13`0" x 15`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612672

Zoning:
TN

Remarks

Pub Rmks:

Welcome to your perfect family retreat! This beautifully designed 4-bedroom, 4-bathroom detached home offers the ideal blend of modern comfort and timeless charm. Nestled in the sought-after Air Ranch community, this property has so much to offer. The main floor boasts an open concept kitchen with stainless steel appliances, quartz countertops, a large island, walk-through pantry, and ample cabinet space. The expansive living and dining areas flow seamlessly, perfect for entertaining or relaxing with family. This area is complimented with spacious office, a beautiful mudroom, and modern bathroom. The second floor takes you to four generously sized bedrooms and a large flex space, each filled with natural light, including a luxurious primary suite with an ensuite spa-like bathroom and walk-in closet. Three updated bathrooms, featuring sleek fixtures and premium finishes, ensuring comfort and convenience for everyone. Located close to schools, and recreational amenities, this home offers both convenience and tranquility. Don't miss the opportunity to make this exceptional property yours!

Inclusions:
Property Listed By:

N/A
eXp Realty

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











