

14 RANCHERS Meadows, Okotoks T1S0P5

A2179697 **Air Ranch** 11/17/24 List Price: **\$949,000** MLS®#: Area: Listing

Status: Active County: **Foothills County** Change: None Association: Fort McMurray

Date:



Prop Type: Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

General Information

Residential Detached Okotoks

2024

4,698 sqft

Access:

Lot Feat: Level

Park Feat: **Double Garage Attached** <u>DOM</u>

4

<u>Layout</u>

4 (4) Beds: 4.0 (4 0) Baths: 2 Storey

Style:

<u>Parking</u>

Ttl Park: 5 Garage Sz: 2

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Cement Fiber Board, Stone, Stucco

Sewer: Flooring:

Ext Feat: **Rain Gutters** Carpet, Hardwood Water Source: Fnd/Bsmt:

Poured Concrete

Finished Floor Area

2,677

2,677

Abv Saft:

Low Sqft:

Ttl Sqft:

Kitchen Appl: Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator

Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) Int Feat:

Utilities:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	Level	<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 CombinationMain		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
 Second
 7 '0" x 5'7"
 5pc Bathroom
 Second
 13 '0" x 4'11"

 Bedroom
 Second
 10 '9" x 13 '5"
 Bedroom
 Second
 13 '0" x 15' 11"

 4pc Ensuite bath
 Second
 8 '8" x 4' 11"
 Second
 13 '0" x 15' 11"

Legal/Tax/Financial

Title: Zoning: Fee Simple TN

Legal Desc: **1612672**

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: N/

Property Listed By: **eXp Realty**

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











