



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 RANCHERS View, Okotoks T1S5R7**

MLS®#: **A2182381**      Area: **Air Ranch**      Listing Date: **12/05/24**      List Price: **\$749,700**  
 Status: **Pending**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,126**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,344 sqft**      Ttl Sqft: **2,126**  
 Lot Shape:

DOM

**48**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Vinyl Plank**  
 Sewer: **Public Sewer**      Water Source: **Public**  
 Ext Feat: **Balcony, Lighting, Private Entrance**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator**  
 Int Feat: **Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	13`0" x 13`10"
Dining Room	Main	10`0" x 12`10"	Bedroom - Primary	Upper	13`0" x 14`0"
Bedroom	Upper	9`4" x 10`10"	Bedroom	Upper	9`4" x 11`8"
Kitchen	Main	12`5" x 13`8"	Library	Main	5`8" x 8`1"
Bonus Room	Upper	14`0" x 12`1"			

Title: **Fee Simple**  
Legal Desc: **2211264;**

Zoning: **R-G**

Remarks

Pub Rmks: **Discover the Ashton! This stunning 3-bedroom, 2.5-bathroom home seamlessly blends modern design with everyday functionality, offering over 2,000 square feet of thoughtfully crafted living space. The executive kitchen stands out with stainless steel appliances, a built-in microwave cabinet tower, and a walk-through pantry for effortless organization. Soaring 9' ceilings on the main floor create an airy and inviting atmosphere, while the upper level boasts a versatile bonus room, perfect for work or play. Relax in the luxurious primary bedroom, featuring a spa-like 5-piece ensuite with dual sinks, a private water closet, and elegant tile-to-ceiling shower walls. Thoughtful additions such as a side entrance for future development potential, an electric fireplace with full-height tile surround, and a 10'-12' rear deck with a BBQ gas line complete this exceptional home. December 2024 possession.**

Inclusions: **N/A**  
Property Listed By: **Bode**

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











