



THE
A-TEAM

**RE/MAX
FIRST**

108 RANCHERS View, Okotoks T1S 5R6

MLS®#: **A2183032**

Area: **Air Ranch**

Listing Date: **12/10/24**

List Price: **\$699,900**

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:

5,120 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,007

Low Sqft:

Ttl Sqft:

2,007

DOM

11

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

None

Construction:

Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|-------|----------------|
| Living Room | Main | 15`0" x 14`8" |
| 2pc Bathroom | Main | 0`0" x 0`0" |
| Den | Main | 9`10" x 8`5" |
| Bonus Room | Upper | 13`11" x 12`8" |
| Bedroom | Upper | 11`11" x 9`5" |
| Laundry | Upper | 6`3" x 3`4" |
| 5pc Ensuite bath | Upper | 0`0" x 0`0" |

| Room | Level | Dimensions |
|-------------------|-------|---------------|
| Kitchen | Main | 16`5" x 11`9" |
| Dining Room | Main | 10`0" x 9`9" |
| Mud Room | Main | 10`10" x 6`0" |
| Bedroom - Primary | Upper | 18`5" x 12`9" |
| Bedroom | Upper | 10`0" x 9`7" |
| 4pc Bathroom | Upper | 0`0" x 0`0" |

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **See Remarks**
 Legal Desc: **2211264**

Remarks

Pub Rmks: **Home awaits in one of Okotoks' newest communities, Ranchers' Rise! You can have it all with mountain views, parks and pathways and naturalized amenities! the Jayne is built with your growing family in mind. This single-family line home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot main floor ceilings and quartz countertops blend style and functionality for your family to build endless memories. **PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE****

Inclusions: **\$5K CREDIT TO THE BRICK**
 Property Listed By: **Century 21 All Stars Realty Ltd.**

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







