



THE
A-TEAM

**RE/MAX
FIRST**

66 RANCHERS View, Okotoks T1S5R6

MLS® #: **A2184770**

Area: **Air Ranch**

Listing Date: **01/02/25**

List Price: **\$799,000**

Status: **Pending**

County: **Foothills County**

Change: **-\$29k, 02-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,702**

Low Sqft:

Ttl Sqft: **2,702**

Lot Information

Lot Sz Ar: **5,175 sqft**

Lot Shape:

DOM

7

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Level

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,See Remarks,Skylight(s),Smart Home,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	16`11" x 14`10"
Bedroom - Primary	Upper	16`2" x 15`2"	Bedroom	Upper	9`10" x 12`3"
Bedroom	Upper	9`10" x 12`8"	Dining Room	Main	12`0" x 10`7"
Bonus Room	Upper	16`2" x 15`1"	Kitchen	Main	13`8" x 12`3"

Flex Space

Main

10`2" x 10`6"

Bedroom

Legal/Tax/Financial

Upper

12`6" x 10`2"

Title:

Fee Simple

Legal Desc:

2211264;

Zoning:

R-G

Remarks

Pub Rmks:

Introducing The Alexander by Sterling Homes! This stunning 4-bedroom, 3-bathroom home boasts 9' ceilings on the main floor and basement, creating a spacious and open feel. The executive kitchen features built-in stainless steel appliances, a chimney hood fan, an upgraded silgranit sink, a gas line to the cooktop, a walk-through pantry, and quartz countertops with undermount sinks. The main floor offers a flex room with double doors, a gas fireplace with a tile face, and a mudroom with an open bench and coat rack. Upstairs, enjoy vaulted ceilings in the bonus room and a luxurious 5-piece ensuite with dual sinks, a soaker tub, a private WC, and a walk-in shower with tiled walls and a glass barn door. Additional highlights include tiled bathroom flooring, a 13'6"x10' rear deck with a gas line for BBQ, and an east-facing backyard. This home is perfectly designed for modern living and ultimate comfort. *Photos are representative.*

Inclusions:

Property Listed By:

N/A

Bode

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













