



THE
A-TEAM

**RE/MAX
FIRST**

54 RANCHERS View, Okotoks T1S5R6

MLS® #: **A2186055**

Area: **NONE**

Listing Date: **01/13/25**

List Price: **\$724,900**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2023**
Lot Information
Lot Sz Ar: **4,663 sqft**
Lot Shape: **Approx.**

Finished Floor Area

Abv Sqft: **1,859**
Low Sqft:
Ttl Sqft: **1,859**

DOM

40
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`9" x 9`11"
Dining Room	Main	8`10" x 11`11"
Mud Room	Main	5`10" x 6`3"
Bedroom	Upper	9`11" x 12`11"
Bonus Room	Upper	10`11" x 12`11"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	
Family Room	Basement	12`1" x 19`6"
Furnace/Utility Room	Basement	6`0" x 15`6"

Room	Level	Dimensions
Kitchen	Main	10`3" x 13`9"
Living Room	Main	11`0" x 15`11"
Bedroom - Primary	Upper	11`9" x 12`1"
Bedroom	Upper	9`7" x 12`6"
Laundry	Upper	5`4" x 8`8"
4pc Bathroom	Upper	
3pc Bathroom	Basement	
Flex Space	Basement	9`9" x 15`6"
Storage	Basement	3`9" x 9`6"

Title: **Fee Simple**
 Zoning: **TN**
 Legal Desc: **2211264**

Remarks

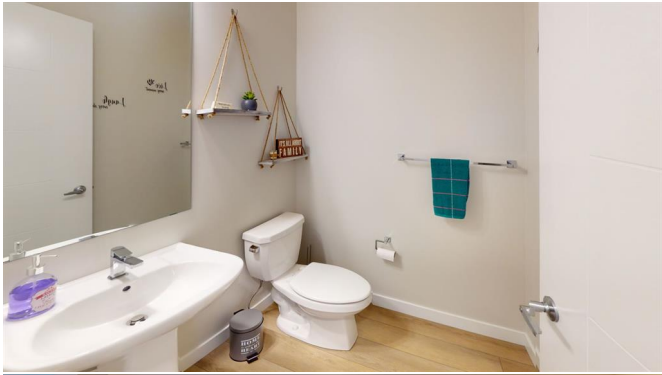
Pub Rmks: **Welcome to Ranchers Rise in Okotoks - your new home awaits! This stunning 1859 sq. ft. (BOMA) 2-storey home with an attached double garage offers the perfect blend of style and functionality, featuring 3 spacious bedrooms, 3.5 bathrooms, a large bonus room, and a newly finished basement. As you enter, you're greeted by a large foyer that leads to an open-concept main floor with vinyl plank and tile flooring throughout not far from the main floor 2pc bathroom so you don't have to share with your guests. The kitchen, dining, and living areas are thoughtfully designed with 9-foot ceilings and large picture windows, flooding the space with natural light and offering breathtaking views of the east and surrounding vacant land. The gourmet kitchen is a chef's dream, complete with full-sized white cabinetry, soft-close doors and drawers, sleek quartz countertops, and stainless steel appliances. A spacious island comfortably seats four, while a convenient walk-through pantry provides ample shelving and direct access from the garage. The cozy living room features a gas fireplace, perfect for relaxing evenings at home. Step outside to the 11' x 10' east-facing deck, ideal for your morning coffee, and enjoy the privacy of your large, fully fenced yard—perfect for entertaining or family gatherings. The upper level is home to a generous primary bedroom with a 4-piece ensuite featuring a double vanity and spacious shower, as well as a walk-in closet that offers plenty of storage space. Two additional bedrooms, each with their own walk-in closet, ensure everyone has their own personal space. A convenient laundry room ,makes packing laundry up and down stairs a thing of the past, a second bathroom with one piece tub, and the perfect bonus room, ideal for a playroom, home office, or media room, complete this level. The newly finished basement offers even more living space, including a spacious family room perfect for guests or movie nights. A beautifully tiled 3-piece bathroom adds a touch of luxury, making this level a true extension of the home. Additional features include a tankless hot water system, central aid, exterior cement fiber & premium vinyl siding, a double attached garage with direct access to the pantry, and a fully fenced backyard. With easy access to Highway 2A, you're just 25 minutes from downtown Calgary and 10 minutes from the South Health Campus. Ranchers Rise provides a tranquil retreat with all the amenities you need close by. Come explore this incredible home and upcoming neighborhood. Retail is planned for not far away as well as there are walking paths and park areas nearby. Make this home yours today.**

Inclusions: **N/A**
 Property Listed By: **Century 21 Foothills Real Estate**

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









GROSS AREA 54 Ranchers View - Okotoks
 MAIN LEVEL: 820 Sqft, UPPER LEVEL: 1039 Sqft
 BASEMENT: 820 Sqft, GARAGE: 488.25 Sqft
 TOTAL: 1859 Sqft
SECTS AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY