



THE
A-TEAM

**RE/MAX
FIRST**

55 RANCHERS Crescent, Okotoks T1S 0K5

MLS®#: **A2196771**

Area: **Air Ranch**

Listing Date: **02/24/25**

List Price: **\$924,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2013**
Lot Information
Lot Sz Ar: **7,080 sqft**
Lot Shape: **52/136.13**

Finished Floor Area

Abv Sqft: **2,146**
Low Sqft:
Ttl Sqft: **2,146**

DOM

54

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Gentle Sloping,Landscaped,Underground Sprinklers
Driveway,Garage Door Opener,Heated Garage,Insulated,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Fireplace Insert,Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony,BBQ gas line,Private Entrance,Private Yard**

Construction: **Cement Fiber Board**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Water Softener,Window Coverings**
Int Feat: **Central Vacuum,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s),Wired for Sound**
Utilities: **Electricity Connected,Natural Gas Connected,Garbage Collection,High Speed Internet Available,Phone Connected,Sewer Connected,Underground Utilities,Water Connected**

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"
Laundry	Main	8`7" x 6`0"
4pc Ensuite bath	Second	10`9" x 9`11"
Bedroom - Primary	Second	14`7" x 16`1"

Room	Level	Dimensions
Foyer	Main	8`6" x 11`9"
Office	Main	10`1" x 8`11"
Bedroom	Second	9`9" x 12`1"
4pc Bathroom	Second	8`6" x 5`11"

Family Room	Lower	12`5" x 22`0"	Dining Room	Main	10`11" x 8`8"
Kitchen	Main	11`2" x 13`3"	Living Room	Main	13`9" x 15`11"
4pc Bathroom	Lower	9`0" x 5`0"	Bedroom	Second	12`7" x 9`9"
Media Room	Second	12`2" x 15`4"	Bedroom	Lower	10`6" x 11`7"
Furnace/Utility Room	Lower	12`2" x 11`11"	Walk-In Closet	Second	9`11" x 4`11"
Walk-In Closet	Lower	4`7" x 4`0"	Storage	Lower	11`4" x 4`6"
Balcony	Main	13`8" x 9`7"	Porch - Enclosed	Main	5`1" x 4`7"

Legal/Tax/Financial

Condo Fee:
\$110

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TN

Legal Desc: **1210740**

Remarks

Pub Rmks: **This MOUNTAIN VIEW property backs onto a pond and walking green. 4 BEDROOMS, 3 1/2 bathrooms make this a family ready home. Newly extended Maple HARDWOOD FLOORS on the main level. Maple full height cabinets with GRANITE counters, and newly upgraded marble back splash with a large central island make this a cook's kitchen. Large PRIMARY suite upstairs includes a big soaker tub, separate shower and a GENEROUS walk-in closet. The MEDIA ROOM boasts built in surround sound. Two further BEDROOMS up share a FULL bath. The FULLY PERMITTED finished basement boasts 9 foot ceilings, IN FLOOR HEAT, bedroom and bath. The separate rear entrance makes this walk out convenient to the generous rear yard. HARDIE BOARD CEMENT siding, IN-FLOOR heat in the triple garage, central air, built-in vacuum, water softener , gas line to barbeque, LAWN SPRINKLERS and so many other extras in this former show home. BOOK A LOOK TODAY - it won't last long!**

Inclusions:
Property Listed By: **N/A
eXp Realty**

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











