



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**38 RANCHERS View, Okotoks T4C 3H5**

MLS®#: **A2206313**

Area:

Listing **03/27/25**

List Price: **\$799,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **7,231 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,041**

Low Sqft:

Ttl Sqft: **2,041**

DOM

**9**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **See Remarks**

Park Feat: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
-------------	--------------	-------------------	---	--------------	-------------------

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

Zoning: **TN**

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! Step inside our Otis-24 WALKOUT WITH SEPARATE ENTRANCE model. With over 2000 SQFT of living space, open to below concept with railing, the Otis-Z is built with your growing family in mind. This single-family home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom with 5 piece ensuite with double vanity, separate tub and shower. Enjoy extra living space on the main floor with the laundry room on the second floor. The SEPARATE ENTRANCE, open to below, 9-foot ceilings, electric fireplace and quartz countertops throughout blends style and functionality for your family to build endless memories. The back deck also include aluminum railings. **\*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE\*\* MOVE IN BEFORE SPRING!****

Inclusions: **\$5000 Brick Credit**  
 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**







