

\$815,000 - 116 Ranchers View, Okotoks

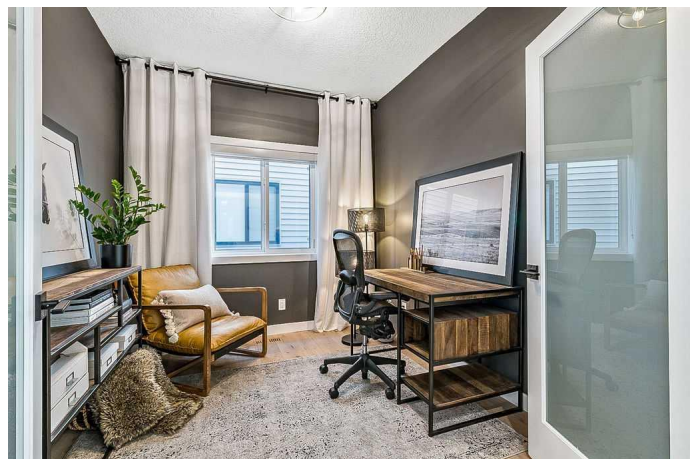
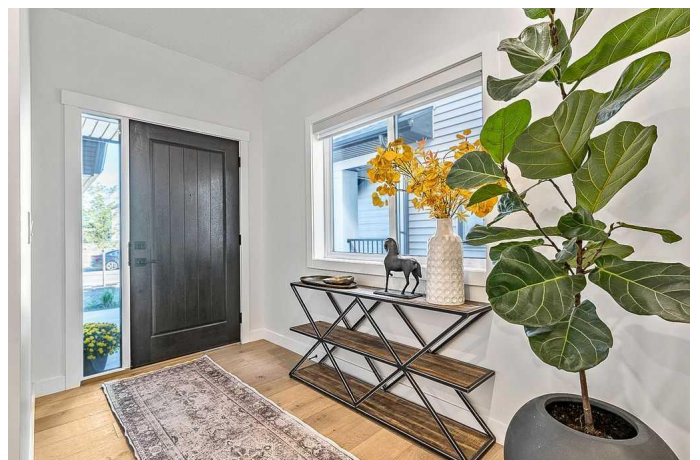
MLS® #A2090928

\$815,000

5 Bedroom, 4.00 Bathroom, 2,690 sqft
Residential on 0.10 Acres

Air Ranch, Okotoks, Alberta

Located on the North East side of town allowing for a quick 13 - 15 minute commute into Calgary, this fully developed 2022 custom built home features five bedrooms (4 up), and nearly 4000 sq ft of living space! The eye-catching curb appeal showcases a blend of Hardie Board and Premium Siding complimented with elegant rockwork and triple-pane black fusion wrapped windows. Step inside to a grand, private entrance and an open-concept layout with gorgeous wide plank, engineered hardwood floors throughout the main floor and upgraded carpet upstairs and in the basement. Another fantastic feature is the light filtering roller shades (motorized along the back of the house) and blackout in the bedrooms. The stunning kitchen boasts high-end stainless steel appliances, a convenient pot filler, upgraded cabinets and premium 3 cm quartz countertops (upgraded in all bathrooms as well), and ample counter space. A walk-through butler's pantry with a coffee bar area and plenty of shelving enhances the functionality of this space. The main floor also features a spacious office with elegant French doors, cozy living room with an upgraded shiplap gas fireplace and a custom solid wood mantel. A generous dining room with 8-foot double sliding patio doors leads to a huge deck with enclosed storage below. The private, south facing yard allows for an abundance of natural light during the day. Make your way upstairs to find a vaulted bonus room, perfect for a cozy movie



night with the family. The primary bedroom greets you with a captivating feature wall and leads into a luxurious 5-piece ensuite, complete with a soaker tub, large shower with 10mm glass, dual sinks, and a private water closet. The ensuite conveniently connects to a massive, double walk-in closet with direct access to the laundry room. Three more spacious bedrooms complete the upstairs. The fully completed basement showcases 9-foot ceilings, a large family room area, huge 5th bedroom, four-piece bathroom, and abundant storage space. The low-maintenance landscaping has been meticulously done, with freshly planted mature trees adding to the charm of the property.Â Enjoy the convenience of Okotoks newest low-level Commercial Boutique Plaza which is expected to be completed by the summer of 2024 and will beÂ located just a short walk from your home. Among other things, the Plaza will offer a coffee shop, liquor store, Medical Professionals and a small convenience store. How nice to be able to grab a latte on your way to work and pick up a bottle of wine on your way home!Â The area will be professionally maintained with an added tree belt providing extra privacy for the nearby homes and creating a high-end commercial space for the community. A site plan is available within the photos.Â To truly immerse yourself in this remarkable home, be sure to check out the virtual tour for a detailed walk-through.Â Don't miss out on the opportunity to make this exceptional property your very own.Â

Built in 2022

Essential Information

MLS® #	A2090928
Price	\$815,000
Sold Price	\$809,500

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,690
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	116 Ranchers View
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5R7

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	December 1st, 2023
Days on Market	30
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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