

\$734,900 - 61 Ranchers Way, Okotoks

MLS® #A2094867

\$734,900

4 Bedroom, 3.00 Bathroom, 2,488 sqft

Residential on 0.11 Acres

Air Ranch, Okotoks, Alberta

Welcome to your dream home, where contemporary design meets functionality. This stunning property boasts soaring ceilings and an open floor plan, allowing natural light to flood every corner. The heart of this home is the chef's delight kitchen, equipped with a breakfast bar for four, a centre island, a five-burner gas cooktop, wall oven, and a full size side-by-side fridge and freezer. A convenient walk-through pantry leads to the garage access foyer with built-in cubbies, making organization a breeze. The oversized double garage offers ample space for vehicles and storage. As you step into the living room, large windows frame the outdoors while a linear gas fireplace, set in a marble surround, adds warmth and elegance. Sliding doors off the dining area lead to a deck, perfect for outdoor entertaining. The main floor also features a versatile flex room, ideal for an office or den, along with a convenient two-piece bath. Moving to the upper level, discover four bedrooms, including a spacious primary bedroom with a generous walk-in closet and a spa-like five-piece ensuite. This luxurious retreat includes a soaker tub, an extra-large glass-walled shower, a double sink vanity, and a separate water closet. One of the four bedrooms boasts a walk-in closet and stunning views of the Rockies. The upper level also offers a family room, providing a great space for family activities or cozy movie nights. A large laundry room and another five-piece bath complete this level. While the lower level



remains unfinished, it features large windows and rough-in for a bathroom, offering endless possibilities to customize and expand this exceptional home to your preferences. This home truly has it all and could be the perfect holiday gift for you and your family. Make this dream home yours!

Built in 2022

Essential Information

MLS® #	A2094867
Price	\$734,900
Sold Price	\$730,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,488
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	61 Ranchers Way
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 4C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Oversized

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Built-In Freezer, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 30th, 2023
Date Sold	December 12th, 2023
Days on Market	12
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.