

\$810,000 - 40 Ranchers Way, Okotoks

MLS® #A2143290

\$810,000

4 Bedroom, 4.00 Bathroom, 2,200 sqft
Residential on 0.11 Acres

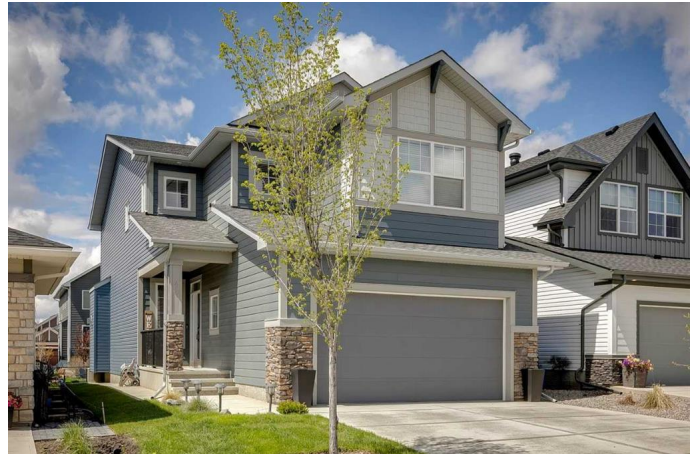
Air Ranch, Okotoks, Alberta

Welcome to your slice of paradise! This stunning like-new home situated in the highly-coveted Ranchers Rise enclave features 3+1 bedrooms, 3.5 bathrooms, a spacious bonus room, and a fully developed basement. As you enter, you'll be embraced by a welcoming open-plan layout that seamlessly connects the kitchen, dining, and living areas. The contemporary kitchen is a haven for culinary enthusiasts, boasting a large granite island accommodating four, and a convenient butler's pantry complete with a built-in microwave and extra cabinets. The living room is equally impressive, showcasing a dramatic floor-to-ceiling fireplace, lofty 9-foot ceilings, and stylish pot lights throughout the main floor. Custom cabinets extend to the ceiling, offering ample storage with a soft-close feature. Step out from the dining area onto a sprawling deck, perfect for hosting gatherings and enjoying the outdoors.

Built in 2021

Essential Information

MLS® #	A2143290
Price	\$810,000
Sold Price	\$805,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	2,200
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Ranchers Way
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S4C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed June 21st, 2024
Date Sold September 9th, 2024
Days on Market 80
Zoning TN
HOA Fees 0.00

Listing Details

Listing Office Bode Platform Inc.

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