

\$690,000 - 48 Ranchers View, Okotoks

MLS® #A2162952

\$690,000

4 Bedroom, 3.00 Bathroom, 2,012 sqft

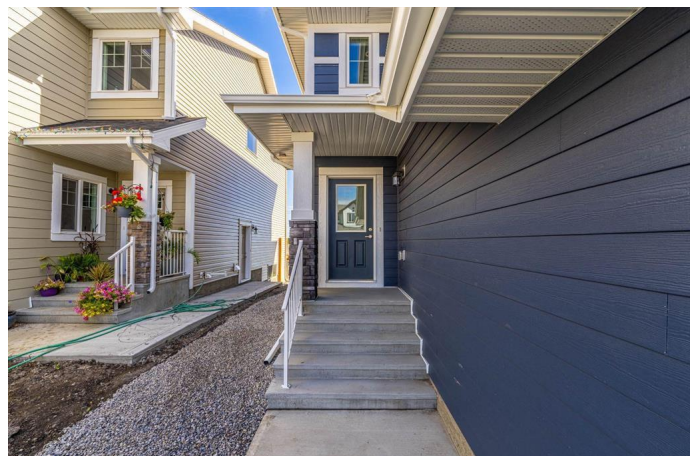
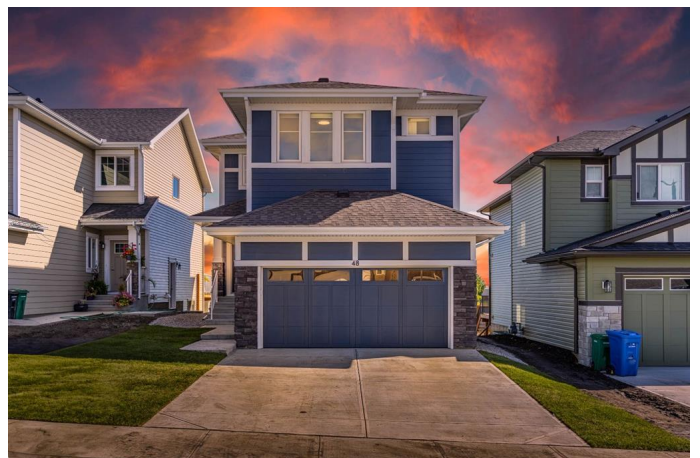
Residential on 0.11 Acres

Air Ranch, Okotoks, Alberta

Welcome to 48 Ranchers View, where your dream home built in 2023 is waiting for you! This four-bedroom, 2.5-bathroom gem is nestled in the heart of the friendly and well-established Ranchers Rise neighborhood within the Air Ranch community.

The open floor plan effortlessly connects the living room, dining area, and modern kitchen—perfect for hosting everything from cozy family dinners to epic game nights. The kitchen features sleek quartz countertops, stainless steel appliances, ample cabinetry, and a walk-in pantry for all your gourmet goodies. The sliding door from your dining area leads you to an elevated deck overlooking your lush green backyard, the ideal spot to soak up the peaceful morning sun or unwind during glamorous afternoons. On your main floor, you'll also find the 4th bedroom or a perfect office space, conveniently located next to a half-bathroom.

Venture upstairs to discover your personal retreat—the tranquil master suite. It's got a walk-in closet, and a spacious 5-piece en-suite bathroom with a double vanity and a tub-and-shower combo. You'll find two additional well-sized bedrooms that share a 4-piece bathroom. And let's not forget the bonus room or your secondary living room—perfect for movie marathons—and the laundry facilities conveniently located on this level.



The basement with a side door entrance is your blank canvas. Whether itâ€™s a future income-generating suite (subject to the approval and permitting of the Municipality or City) or the ultimate game room, the possibilities are endless.

Situated close to schools, shopping centers, and parks, this Okotoks home offers the perfect blend of comfort, convenience, and a dash of excitement. With its thoughtful layout and modern amenities, this house isnâ€™t just a place to liveâ€”itâ€™s a place to love.

Built in 2023

Essential Information

MLS® #	A2162952
Price	\$690,000
Sold Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,012
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	48 Ranchers View
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5R6

Amenities

Parking Spaces	4
Parking	Additional Parking, Garage Door Opener, Parking Pad, Concrete Driveway, Double Garage Attached, Front Drive

Interior

Interior Features	Separate Entrance, Bathroom Rough-in, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)
Appliances	Garage Control(s), Microwave, Range Hood, Window Coverings, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Electric Water Heater, Gas Stove
Heating	Forced Air, Natural Gas, Fireplace(s), High Efficiency, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Low Maintenance Landscape, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	November 18th, 2024
Days on Market	52
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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