

\$1,150,000 - 14 Ranchers Place, Okotoks

MLS® #A2166341

\$1,150,000

6 Bedroom, 4.00 Bathroom, 2,752 sqft

Residential on 0.20 Acres

Air Ranch, Okotoks, Alberta

Stunning luxury Estate Home with almost 4200sqft over 3 levels / 6 Bedrooms / 4 Bathrooms / End of a cul-de-sac / Tons of upgrades / Triple Attached Garage / Custom Sunroom / Walk-out Suited Basement / Enlarged Master Suite / Plus 225sqft Detached Studio! Get ready to fall in love! It all starts with curb appeal and this home does not disappoint, plenty of mature trees, poured concrete curbing and manicured low maintenance landscaping is found front to back on this generous pie shaped lot. Inside notice touches of modern country chic that sets a lovely cozy vibe throughout. The bright open main level is an Entertainers Dream! 9ft ceilings, hardwood floors, pot lights, premium light fixtures and at the heart is your new well equipped "chef's" kitchen. The blend of tall white cabinetry, statement centrepiece Island and a peninsula breakfast bar offer functionality and aesthetic appeal. Find even more thoughtful details like High End S.S appliances, extra wall oven, a corner pantry plus a roll out wall pantry. All this flowâ€™s seamlessly to the dinning room and living room, showcasing an oversized gas fireplace, flanked by cabinet built inâ€™s. Rounding out this immaculate main level is an office overlooking the rear yard (additional bedroom if needed) 1/2 bathroom, a formal dinning room to host lavish dinner parties (or could be another office) a spacious foyer and generous front closet, balcony surrounded by glass railing and the super functional mud room /



laundry room Offering a sink and plenty of built-in™s to keep your day to day life clutter free! Head to the upper level to view the exquisite Master Suite that truly has â€œWOW Factorâ€• indulge in Luxury, the Impressive En-Suite boasts a considerable custom glass shower with dual shower heads, beautiful stand alone soaker tub to unwind with a glass of wine, convenient separate water closet & a gorgeous double vanity. 2 additional bedrooms share a 5pc main bathroom featuring dual sinks and a well planned separated tub / shower / toilet room combo. Plus a roomy bonus room for intimate family movie nights. Descend to the fully finished lower level, another fabulous Entertaining space, that has been thoughtfully designed to include In-floor heat, a sunny family room presenting an additional gas fireplace, Custom â€œSunCoastâ€• sunroom for you to enjoy nature in comfort and style! 2 more great sized bedrooms, one has an attached 3pc ensuite. The lower wet bar is equipped with a full sized double refrigerator and an abundance of cabinets. The basement could easily be suited thanks to it being a walk out (separate entrance) the â€œkitchenâ€• and added laundry found in one of the bedrooms. As an added Bonus, there is a charming 225sqft insulated, heated, tastefully designed detached studio on the property that could be used for a number of thingsâ€¦ use your own imagination! This flawless home is a must see, book your private showing today

Built in 2010

Essential Information

MLS® #	A2166341
Price	\$1,150,000
Sold Price	\$1,150,000
Bedrooms	6

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,752
Acres	0.20
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	14 Ranchers Place
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0G5

Amenities

Amenities	Park, Playground, Snow Removal
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Tankless Water Heater, Water Softener
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Many Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 1st, 2024
Days on Market	13
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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