

57 Ranchers Way  
Okotoks, Alberta

MLS # A2256165



**\$800,000**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Air Ranch                                                                 |               |                  |
| <b>Type:</b>     | Residential/House                                                         |               |                  |
| <b>Style:</b>    | 2 Storey                                                                  |               |                  |
| <b>Size:</b>     | 2,493 sq.ft.                                                              | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Front Yard, Landscaped                      |               |                  |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt

**Basement:** Other

**Exterior:** Cement Fiber Board, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TN

**Utilities:** -

**Inclusions:** Livingroom T.V., Wall mounts for TV's.

~~ NEW LOWER PRICE ~~ OPEN HOUSE ~ 2-4 ~ SAT & SUN ~ Welcome home to this stunning, nearly new walkout home that is designed for modern family living and entertaining. At the heart of the home is a gorgeous kitchen with a large island, a separate pantry, and a family-sized walkthrough from the garage for easy everyday flow. The dining room boasts a striking feature wall (you can access the main level balcony from the dining room) and the living room is warmed by a showstopper gas fireplace with an included art frame TV. An office/flex room and a stylish 2-piece powder room complete this level. The upper level offers 4 bedrooms plus a bonus room (that divides the primary suite from the other 3 bedrooms) and is filled with thoughtful upgrades throughout. The primary suite is a true retreat with a luxurious 5-piece ensuite, walk in closet with room for a king sized bedroom set. This floor also features a 5-piece family bath, convenient laundry with a sink rough-in, and two of the bedrooms have walk-in closets. The unfinished walkout basement is bright and open, with a bathroom rough-in, a great utility area complete with a laundry tub. Additional highlights include a 50-gallon hot water tank, dual-zone furnace, main level flooring upgraded to showhome standards and the garage was bumped out an additional 2 feet &ndash; so yes, your truck will fit! Outside, enjoy the thoughtfully landscaped backyard with a pergola, a fenced dog run, and a gas line on the back deck for BBQs. Located in beautiful Air Ranch, with access to the walking/biking trails, schools, conveniently accessible main roads for commuting, this home combines style, function, and space for the whole family&mdash;move-in ready and waiting for you!