

# \$899,500 - 55 Ranchers Crescent, Okotoks

MLS® #A2196771

## \$899,500

4 Bedroom, 4.00 Bathroom, 2,146 sqft

Residential on 0.16 Acres

Air Ranch, Okotoks, Alberta

This MOUNTAIN VIEW property backs onto a pond and walking green. 4 BEDROOMS, 3 1/2 bathrooms make this a family ready home.

Newly extended Maple HARDWOOD FLOORS on the main level. Maple full height cabinets with GRANITE counters, and newly upgraded marble back splash with a large central island make this a cook's kitchen.

Large PRIMARY suite upstairs includes a big soaker tub, separate shower and a GENEROUS walk-in closet. The MEDIA ROOM boasts built in surround sound. Two further BEDROOMS up share a FULL bath. The FULLY PERMITTED finished basement boasts 9 foot ceilings, IN FLOOR HEAT, bedroom and bath. The separate rear entrance makes this walk out convenient to the generous rear yard.

HARDIE BOARD CEMENT siding, IN-FLOOR heat in the triple garage, central air, built-in vacuum, water softener, gas line to barbeque, LAWN SPRINKLERS and so many other extras in this former show home. BOOK A LOOK TODAY - it won't last long!



Built in 2013

## Essential Information

MLS® #	A2196771
Price	\$899,500
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,146
Acres	0.16
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	55 Ranchers Crescent
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0K5

### **Amenities**

Amenities	Community Gardens
Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	6
Parking	Driveway, Heated Garage, Insulated, Triple Garage Attached, Workshop in Garage, Garage Door Opener
# of Garages	3
Waterfront	Pond

### **Interior**

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wired for Sound, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings
Heating	Boiler, Forced Air, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Circulating, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Gentle Sloping, Landscaped, Backs on to Park/Green Space, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	February 24th, 2025
Days on Market	86
Zoning	TN
HOA Fees	100
HOA Fees Freq.	MON

## Listing Details

Listing Office	eXp Realty
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