



# 10 Ranchers Bay Okotoks Alberta

\$879,000

Experience serenity in this meticulously crafted 3-bedroom, 2 1/2 bathroom beautiful Okotoks bungalow nestled within a peaceful cul-de-sac in the coveted Air Ranch neighbourhood. You'll be delighted the moment you walk in. There's a large entry, and then you enter the open floor plan. The kitchen is well-appointed with a sleek white design, a waterfall island, Quartz countertops, and a professionally designed pantry. Hardwood flooring, recessed lighting, Gas F/P, and a view to the greenspace behind. Then seamlessly into the dining room and livingroom. The primary bdrm will fit your kingsize bed and furniture and has a stunning 5 piece ensuite bathroom, and a substantial walk-in closet with organizers and bar fridge. iThere is much to boast about, featuring: Central Vacuum with outlets all thru the house including the developed basement/Solar system with 27 roof solar panels, with the system size of 10.935 kW with an estimate 1 year production of 11601KwH, making the home electricity self-sufficient, with the addition of critter guards and attic run for better protection and durability/ B-HYVE Wireless irrigation system water efficient, manage from a phone app, 4 zones, 3 zones at the back yard and 1 zone at the front yard./Softener water system with multiple water filters including water filter tank for the fridge and sink tabs./High efficient central gas HVAC furnace with an extra air filter and humidifier system./5-ton A/C Compressor, central A/C system with extra filtration../Latest generation NEST smart thermostats, one zone thermostat for upstairs and one zone thermostat for the basement./High efficient energy windows ./Insulated ready for paint double garage, with a gas and controls rough ins./USB outlets Plugs./Laundry sink plumbing rough-ins./Main in suite bathroom heated floors with thermostat and heated towel rack./Basement bathroom heated towel rack...

Family room 22.75 Ft x 14.17 Ft  
 Bedroom 13.08 Ft x 14.50 Ft  
 Bedroom 11.25 Ft x 13.00 Ft  
 4pc Bathroom 8.50 Ft x 5.42 Ft  
 Storage 7.50 Ft x 10.50 Ft  
 Furnace 27.75 Ft x 10.08 Ft

Dining room 13.75 Ft x 7.50 Ft  
 Living room 13.75 Ft x 14.83 Ft  
 2pc Bathroom 3.00 Ft x 8.00 Ft  
 Other 6.83 Ft x 6.50 Ft  
 Primary Bedroom 13.67 Ft x 13.75 Ft  
 5pc Bathroom 12.25 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:  
 One Percent Realty



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Other 13.83 Ft x 7.75 Ft

Other 12.00 Ft x 9.42 Ft

Other 13.67 Ft x 15.92 Ft