



116 Ranchers View Okotoks Alberta

\$815,000

****Open house has been cancelled**** Located on the North East side of town allowing for a quick 13 - 15 minute commute into Calgary, this fully developed 2022 custom built home features five bedrooms (four up), and nearly 4000 sq ft of living space! The eye-catching curb appeal showcases a blend of Hardie Board and Premium Siding complimented with elegant rockwork and triple-pane black fusion wrapped windows. Step inside to a grand, private entrance and an open-concept layout with gorgeous wide plank, engineered hardwood floors throughout the main floor and upgraded carpet upstairs and in the basement. Another fantastic feature is the light filtering roller shades (motorized along the back of the house) and blackout in the bedrooms. The stunning kitchen boasts high-end stainless steel appliances, a convenient pot filler, upgraded cabinets and premium 3 cm quartz countertops (upgraded in all bathrooms as well), and ample counter space. A walk-through butler's pantry with a coffee bar area and plenty of shelving enhances the functionality of this space. The main floor also features a spacious office with elegant French doors, cozy living room with an upgraded shiplap gas fireplace and a custom solid wood mantel. A generous dining room with 8-foot double sliding patio doors leads to a huge deck with enclosed storage below. The private, south facing yard allows for an abundance of natural light during the day. Make your way upstairs to find a vaulted bonus room, perfect for a cozy movie night with the family. The primary bedroom greets you with a captivating feature wall and leads into a luxurious 5-piece ensuite, complete with a soaker tub, large shower with 10mm glass, dual sinks, and a private water closet. The ensuite conveniently connects to a massive, double walk-in closet with direct access to the laundry room. Three more spacious bedrooms complete the upstairs. ...

Family room 12.33 Ft x 14.00 Ft

Recreational, Games room 11.75 Ft x 20.42 Ft

Bedroom 10.58 Ft x 15.00 Ft

4pc Bathroom 5.33 Ft x 10.58 Ft

Office 8.75 Ft x 10.33 Ft

Other 6.00 Ft x 10.75 Ft

2pc Bathroom 5.00 Ft x 4.50 Ft

Primary Bedroom 13.00 Ft x 13.25 Ft

Bedroom 10.00 Ft x 10.33 Ft

Bedroom 10.25 Ft x 13.08 Ft

Bedroom 10.25 Ft x 12.08 Ft

Laundry room 5.08 Ft x 11.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 11.75 Ft x 13.00 Ft
Dining room 13.00 Ft x 14.50 Ft
Living room 13.17 Ft x 14.00 Ft

Bonus Room 13.75 Ft x 17.08 Ft
5pc Bathroom 8.25 Ft x 8.50 Ft
5pc Bathroom 8.00 Ft x 13.58 Ft