



## 2 Ranchers View Okotoks Alberta

\$1,079,900

Located in Air Ranch in picturesque Okotoks, this breathtaking 4+1 bedroom home offering over 3700 sq ft of luxurious living space, backs onto a pond & walking trails. The main level presents hardwood floors, lofty ceilings & stylish light fixtures, showcasing a spacious living room anchored by a floor to ceiling fireplace & dining area with ample space to host a family gathering or elegant dinner party. A stunning kitchen is open to the living & dining areas & is tastefully finished with quartz counter tops, large island/eating bar, an abundance of storage space (including pantry) & a stainless steel appliance package. Tucked away off the foyer, is a private den/office - perfect for a home office set-up. A mudroom & 2 piece powder room complete the main level. The second level hosts a bonus room, 4 generously sized bedrooms, a 4 piece bath & laundry room with sink & storage. The primary retreat boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Basement development includes a comfortable family room with dry bar, flex space, fifth bedroom & 4 piece bath with steam shower. Other notable features include 2 A/C units, 2 furnaces, hot water on demand, Sonos system, built-in speakers & security camera. Outside, enjoy the beautiful back yard with deck, patio with 2 gas lines for a BBQ & firetable, handy storage shed & low maintenance astro-turf, backing onto a tranquil pond & walkway. Parking is a breeze with a triple attached heated front garage. All amenities are close by in lovely Okotoks, including shopping, schools, restaurants & quaint cafes! (id:6769)

Other 16.67 Ft x 13.00 Ft

Family room 15.50 Ft x 14.08 Ft

Furnace 19.17 Ft x 8.75 Ft

Bedroom 15.00 Ft x 11.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 20.17 Ft x 11.00 Ft

Dining room 17.42 Ft x 9.00 Ft

Living room 16.00 Ft x 15.00 Ft

Foyer 6.67 Ft x 6.42 Ft

Other 8.17 Ft x 4.75 Ft

2pc Bathroom .00 Ft

Bonus Room 15.17 Ft x 11.42 Ft

Laundry room 15.25 Ft x 6.00 Ft

Primary Bedroom 14.17 Ft x 14.08 Ft

Bedroom 11.50 Ft x 10.83 Ft

Bedroom 15.37 Ft x 10.25 Ft

Bedroom 12.00 Ft x 9.92 Ft

4pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



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