



36 Ranchers Meadow Okotoks Alberta

\$899,000

Have you been to Okotoks lately? BIGGER LOTS, BIGGER SPACES & BETTER PRICES! This GORGEOUS 5BDRM estate home with over 4000sq.ft.+ developed space is located in one of Okotoks' premier neighbourhoods, surrounded by gorgeous homes & pond, park & pathways right across the street! This one has it all ... step in (see 3D video) and you'll fall in love with its impeccable quality, attention to detail, elegant finishing and superb indoor/outdoor living spaces. Home exudes the contemporary elegance of a new-build yet offers the perks of an established home with all window coverings, basement and landscaping in place. MAIN FLOOR features spacious entrance, study with large window, gorgeous executive kitchen with built-in stainless steel appliances and walk-through pantry, huge island with quartz countertop, under cabinet lighting and extra pots & pans drawers. Dining room and living room with gas fire place showcase large triple-paned windows which offer beautiful natural light throughout the day. Mudroom with built-in bench leads to double detached garage. Beautiful hardwood, tile and 9' ceilings throughout. UPPER FLOOR features huge primary bedroom with walk-in closet and 5-piece ensuite bathroom, three additional kids' rooms, full bathroom, laundry room, and superb bonus room. LOWER LEVEL is professionally finished and is perfectly set up to accommodate older kids, grandparents or a nanny who want some privacy & autonomy with fifth bedroom, living room, large wet bar with island, laundry, full bathroom, in-floor heat, and storage room. Note that lower level development does not have separate entrance from the outside. BACK YARD features large deck, gas line for BBQ, hot tub wiring, and huge stamped concrete patio with mature vegetation around. Air Ranch is one of the nicest communities in Okotoks, and this particular location is one of the best ones in a c...

Other 12.67 Ft x 13.58 Ft
 Family room 12.75 Ft x 15.83 Ft
 Other 10.17 Ft x 15.00 Ft
 Bedroom 10.17 Ft x 11.75 Ft
 Laundry room 4.33 Ft x 13.08 Ft
 Furnace 8.17 Ft x 13.17 Ft

Dining room 11.25 Ft x 14.42 Ft
 Kitchen 11.00 Ft x 13.75 Ft
 Other 6.67 Ft x 8.42 Ft
 2pc Bathroom 4.83 Ft x 5.42 Ft
 Primary Bedroom 13.58 Ft x 16.33 Ft
 Bedroom 10.00 Ft x 12.83 Ft

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4pc Bathroom 4.83 Ft x 9.50 Ft

Other 8.42 Ft x 8.50 Ft

Office 9.83 Ft x 10.58 Ft

Living room 13.25 Ft x 16.50 Ft

Bedroom 10.83 Ft x 11.83 Ft

Bedroom 10.58 Ft x 12.67 Ft

Bonus Room 14.50 Ft x 17.58 Ft