



44 Ranchers Way Okotoks Alberta

\$980,000

Welcome to your dream home! This brand new build boasts all the upgrades you could ever need, with no wait time for construction. Move in quickly and start enjoying the luxurious features of this stunning home. From the moment you step inside, you will be impressed by the vaulted entrance and 9' ceilings that run throughout the entire house, including the basement, main floor, and upper level. The back living and dining rooms feature even higher 10' ceilings, giving the space a grand feel. And the windows that wrap the entire space give it an even more open and airy feel. In the kitchen, you'll find top-of-the-line KitchenAid appliances and a Hansgrohe faucet. The rifted white oak cabinets, stacked upper cabinets, and custom hood fan make this kitchen truly one-of-a-kind. The Viscount White granite waterfall countertops, kitchen backsplash, and custom granite fireplace add a touch of elegance. The upgrades continue with 8' doors throughout the main and upper floors, casement windows (triple pane), and an 8' patio door. The black spindle railings throughout the home add a sleek and modern touch. The main floor and stairs are adorned with Mirage White oak solid hardwood, adding warmth and sophistication to the space. The Kuzco Lighting throughout the house comes with a 5-year warranty, ensuring your home will remain well-lit for years to come. Roller blinds are also included throughout the house, adding privacy and style. The upstairs features a total of 4 good sized bedrooms, a large central bonus room & upper floor laundry. The primary bedroom is sure to impress with dual full sized closets and ample space to relax. The bathrooms in this home are a true oasis, featuring a fully tiled shower and a free-standing bathtub. You'll love the high-end Toto and Moen plumbing fixtures and the up-to-the-ceiling mirrors that make the space feel even larger. The lower level h...

Bonus Room 16.58 Ft x 12.50 Ft
Primary Bedroom 14.42 Ft x 20.42 Ft
5pc Bathroom 14.75 Ft x 10.08 Ft
Other 12.00 Ft x 5.33 Ft
Other 8.92 Ft x 5.25 Ft
Laundry room 5.83 Ft x 8.58 Ft

Bedroom 13.25 Ft x 11.08 Ft
4pc Bathroom 8.83 Ft x 6.25 Ft
Furnace 23.75 Ft x 12.25 Ft
2pc Bathroom 5.25 Ft x 5.00 Ft
Foyer 12.42 Ft x 9.00 Ft
Kitchen 16.25 Ft x 15.00 Ft

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Listing Presented By:



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<http://www.jimbeatty.ca/>



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Bedroom 12.00 Ft x 10.00 Ft

Bedroom 14.58 Ft x 9.25 Ft

4pc Bathroom 12.00 Ft x 5.00 Ft

Family room 23.75 Ft x 19.75 Ft

Other 17.42 Ft x 10.00 Ft

Great room 17.42 Ft x 15.00 Ft

Den 11.17 Ft x 8.92 Ft