



# 40 Ranchers Way Okotoks Alberta

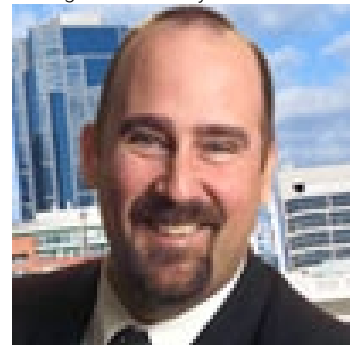
\$819,000

Welcome to your slice of paradise! This stunning like-new home situated in the highly-coveted Ranchers Rise enclave features 3+1 bedrooms, 3.5 bathrooms, a spacious bonus room, and a fully developed basement. As you enter, you'll be embraced by a welcoming open-plan layout that seamlessly connects the kitchen, dining, and living areas. The contemporary kitchen is a haven for culinary enthusiasts, boasting a large granite island accommodating four, and a convenient butler's pantry complete with a built-in microwave and extra cabinets. The living room is equally impressive, showcasing a dramatic floor-to-ceiling fireplace, lofty 9-foot ceilings, and stylish pot lights throughout the main floor. Custom cabinets extend to the ceiling, offering ample storage with a soft-close feature. Step out from the dining area onto a sprawling deck, perfect for hosting gatherings and enjoying the outdoors. (id:6769)

- 4pc Bathroom .00 Ft x .00 Ft
- Bedroom 10.92 Ft x 9.33 Ft
- Furnace 10.67 Ft x 16.83 Ft
- 2pc Bathroom .00 Ft x .00 Ft
- Office 9.00 Ft x 9.42 Ft
- Living room 15.33 Ft x 9.33 Ft
- Kitchen 13.25 Ft x 14.17 Ft
- Dining room 13.58 Ft x 10.00 Ft

- 5pc Bathroom .00 Ft x .00 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Family room 15.17 Ft x 12.42 Ft
- Laundry room 9.42 Ft x 6.58 Ft
- Primary Bedroom 18.42 Ft x 15.17 Ft
- Bedroom 13.25 Ft x 11.92 Ft
- Bedroom 11.92 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:  
Bode Platform Inc.

<http://www.bodecanada.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca