



# 41 Ranchers Crescent Okotoks Alberta

\$929,900

First time on the market! - Original owners. Welcome to luxury living in the prestigious Air Ranch neighborhood of Okotoks! This stunning two-storey home, situated in one of the most sought-after communities, offers a perfect blend of functionality, location, and natural beauty. As you enter, the warm hardwood floors guide you through the open concept main floor, creating a welcoming ambiance. A dedicated main-floor office with frosted french doors is perfect for those who work or study from home. The heart of this home lies in the spacious kitchen, featuring warm cabinetry that reaches to the ceilings, a large island to gather around with granite countertops, induction cooktop and wall oven make hosting a breeze, and a convenient walkthrough pantry with built-in shelving. The adjacent sunny dining room offers room for your large table and access to the south-facing deck, making it an ideal spot for enjoying meals with a view or summer BBQing. The living room boasts a THREE-WAY FIREPLACE with a stone surround, creating a cozy atmosphere that complements the soaring HIGH CEILINGS and numerous windows, bathing the space in natural light and overlooks the pond behind. A well-designed mudroom with built-in lockers and a powder room completes the main floor. Ascend the OPEN-RISER stairs, and you'll find yourself in the massive bonus room, providing a versatile space for relaxation and entertainment. Down the hall awaits the sunny primary bedroom, a true retreat. The ensuite is an oasis of luxury, featuring a corner soaker tub, double vanity with extra storage tower, a walk-in shower, and a large walk-in closet with built-ins. Two additional well-sized bedrooms, a full bathroom, and a laundry room with cabinetry and a folding counter complete the upper level. The fully finished WALKOUT BASEMENT features a fourth bedroom, a full bathroom, a gym or flex room, and a massive...

4pc Bathroom Measurements not available

Bedroom 13.42 Ft x 10.42 Ft

Exercise room 13.17 Ft x 8.33 Ft

Recreational, Games room 29.50 Ft x 16.83 Ft

Furnace 10.33 Ft x 14.08 Ft

2pc Bathroom Measurements not available

Other 10.50 Ft x 9.25 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 13.00 Ft x 10.17 Ft

Bedroom 10.67 Ft x 11.92 Ft

Bonus Room 19.67 Ft x 13.92 Ft

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

Listing Presented By:



Originally Listed by:

RE/MAX IREALTY INNOVATIONS

**RE/MAX Realty Professionals**

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

Phone: 403-259-4141

darylcarlson@shaw.ca

Dining room 13.83 Ft x 13.92 Ft

Foyer 7.17 Ft x 9.33 Ft

Kitchen 13.92 Ft x 13.83 Ft

Living room 17.17 Ft x 15.75 Ft

Laundry room 11.00 Ft x 5.92 Ft

Primary Bedroom 15.42 Ft x 14.42 Ft

Other 7.08 Ft x 9.50 Ft