



# 48 Ranchers View Okotoks Alberta

\$699,999

Welcome to 48 Ranchers View, where your dream home built in 2023 is waiting for you! This four-bedroom, 2.5-bathroom gem is nestled in the heart of the friendly and well-established Ranchers Rise neighborhood within the Air Ranch community. The open floor plan effortlessly connects the living room, dining area, and modern kitchen—perfect for hosting everything from cozy family dinners to epic game nights. The kitchen features sleek quartz countertops, stainless steel appliances, ample cabinetry, and a walk-in pantry for all your gourmet goodies. The sliding door from your dining area leads you to an elevated deck overlooking your lush green backyard, the ideal spot to soak up the peaceful morning sun or unwind during glamorous afternoons. On your main floor, you'll also find the 4th bedroom or a perfect office space, conveniently located next to a half-bathroom. Venture upstairs to discover your personal retreat—the tranquil master suite. It's got a walk-in closet, and a spacious 5-piece en-suite bathroom with a double vanity and a tub-and-shower combo. You'll find two additional well-sized bedrooms that share a 4-piece bathroom. And let's not forget the bonus room or your secondary living room—perfect for movie marathons—and the laundry facilities conveniently located on this level. The basement with a side door entrance is your blank canvas. Whether it's a future income-generating suite (subject to the approval and permitting of the Municipality or City) or the ultimate game room, the possibilities are endless. Situated close to schools, shopping centers, and parks, this Okotoks home offers the perfect blend of comfort, convenience, and a dash of excitement. With its thoughtful layout and modern amenities, this house isn't just a place to live—it's a place to love. (id:6769)

- Bonus Room 13.75 Ft x 12.58 Ft
- Laundry room 6.25 Ft x 2.92 Ft
- Primary Bedroom 18.33 Ft x 12.75 Ft
- Bedroom 9.33 Ft x 11.92 Ft
- Bedroom 11.92 Ft x 9.92 Ft
- Other 8.83 Ft x 7.00 Ft
- Other 6.25 Ft x 4.92 Ft

- Foyer 6.00 Ft x 6.00 Ft
- Kitchen 11.67 Ft x 11.50 Ft
- Pantry 4.08 Ft x 4.08 Ft
- Dining room 9.75 Ft x 12.17 Ft
- Living room 12.58 Ft x 13.33 Ft
- Bedroom 8.42 Ft x 9.83 Ft
- 2pc Bathroom 4.75 Ft x 4.92 Ft

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

Listing Presented By:



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Real Broker

**RE/MAX Realty Professionals**

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

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

5pc Bathroom 13.33 Ft x 5.75 Ft  
4pc Bathroom 8.33 Ft x 4.92 Ft

Other 9.67 Ft x 11.00 Ft