



GRASSROOTS
REALTY GROUP

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**57 Ranchers Way
Okotoks, Alberta**

MLS # A2256165



\$850,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Air Ranch | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,493 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversiz | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Front Yard, Landscaped | | |

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt

Basement: See Remarks, Walk-Out To Grade

Exterior: Cement Fiber Board, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: Livingroom T.V., Wall mounts for TV's.

OPEN HOUSE ~ SAT, SEPT 27 ~ 2 - 4pm. This stunning, nearly new walkout home is designed for modern family living and entertaining. At the heart of the home is a gorgeous kitchen with a large island, a separate pantry, and a family-sized walkthrough from the garage for easy everyday flow. The dining room boasts a striking feature wall (you can access the main level balcony from the dining room) and the living room is warmed by a showstopper gas fireplace with an included art frame TV. An office/flex room and a stylish 2-piece powder room complete this level. The upper level offers 4 bedrooms plus a bonus room (that divides the primary suite from the other 3 bedrooms) and is filled with thoughtful upgrades throughout. The primary suite is a true retreat with a luxurious 5-piece ensuite, walk in closet with room for a king sized bedroom set. This floor also features a 5-piece family bath, convenient laundry with a sink rough-in, and two of the bedrooms have walk-in closets. The unfinished walkout basement is bright and open, with a bathroom rough-in, a great utility area complete with a laundry tub. Additional highlights include a 50-gallon hot water tank, dual-zone furnace, main level flooring upgraded to showhome standards and the garage was bumped out an additional 2 feet – so yes, your truck will fit! Outside, enjoy the thoughtfully landscaped backyard with a pergola, a fenced dog run, and a gas line on the back deck for BBQs. Located in beautiful Air Ranch, with access to the walking/biking trails, schools, conveniently accessible main roads for commuting, this home combines style, function, and space for the whole family—move-in ready and waiting for you!