



GRASSROOTS
REALTY GROUP

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**184 Ranch Road
Okotoks, Alberta**

MLS # A2260439



\$935,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,468 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: permanent christmas lights, screens on decks and remotes, garage heater, mirrors in gym area, shelving in furnace room, doorbell cameras, tire rack, roof shelving in garage, bicycle pulley system, underground sprinkler system, slat wall in garage

Gorgeous upgraded walkout 3 bedroom bungalow backing onto greenspace with great mountain views. This beautiful home has central air conditioning, epoxy flooring in a heated oversized garage, underground sprinklers, amazing landscaping, a full width deck with a gazebo and remote control screens, gemstone lighting and many other upgrades. As you drive up to the property you will love the low maintenance front yard and the great curb appeal on this home. Inside you will find beautiful LVP flooring, high ceilings and a fabulous layout. This home was designed to take full advantage of the west facing views, featuring huge windows throughout the back of the property, providing tons of natural light and allowing you a great view of our awesome sunsets. The spacious living room has a gas fireplace - making it a great place to relax after a long day! Entertain in the large dining room or step out side onto the massive deck and then you can choose whether to sit in the covered, screened area or be out in the open enjoying your BBQ! The kitchen is stunning and features a huge granite island with room for 4 bar stools, stainless steel appliances, including a gas stove, extended height white cabinets and a walkthrough pantry. The laundry room has a lovely barn wood counter above the washer and dryer, a sink with granite counter, drink fridge and a useful built in storage bench. The spacious master bedroom has a walk in closet and features a beautiful barn wood door leading to the 5 piece ensuite with large shower, soaker tub and dual sinks with granite counter. Completing this level is a half bathroom. In the fully finished walkout basement there is a large family/games room with built in speakers and lots of natural light from the large windows. There is a gym area with rubber flooring and mirrors - perfect for the fitness enthusiast or for a children's play area. There

are 2 large bedrooms both with great sized closets and a 3 piece bathroom with a large shower. The furnace room has lots of storage with built in shelving. Did I mention this home has a water softener, a reverse osmosis system for your drinking water and gemstone lights both front and back? The yard has beautiful landscaping and includes a large concrete pad outside of the walkout basement, a paved patio area, a gravel firepit area, underground sprinklers and beautiful flower beds and trees. The 22x24ft heated garage features high ceilings, epoxy flooring, slat walls, tire rack and a bicycle pulley system - a garage to be proud of! This home is stunning and should be viewed to be appreciated! View 3D tour/Multi Media/virtual tour.