



**71 Ranchers View  
Okotoks, Alberta**

**MLS # A2285159**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,877 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Fireplace Insert, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** N/A

Nestled in the peaceful Northeast corner of Okotoks, Ranchers’ Rise offers an unparalleled living experience. This charming community strikes the perfect balance of tranquil family living, expansive open spaces, character-filled homes, and breathtaking natural beauty. This modern, 2024-built 2-storey detached home provides 2,600 sq. ft. of carefully designed living space, ideal for growing families. Featuring 3 spacious bedrooms, 2.5 baths, and a large bonus room, it blends practical design with luxurious finishes. The full, unfinished basement with a side entrance is a blank canvas, waiting for your personal touch—whether you envision a home gym, entertainment space, or additional living areas, the possibilities are endless. Equipment: The house is equipped with Reverse Osmosis system for pristine drinking water, Softener installed in the basement for added convenience, Radon fan for peace of mind. Powerful Central Air Conditioner. The heart of this home is the chef’s kitchen, outfitted with high-end stainless-steel appliances, a large island, quartz countertops, sleek grey cabinetry, a built-in microwave, chimney hood fan, and abundant storage, including a walk-in pantry. The tiled backsplash and breakfast bar with deep under-counter mounted double sinks provide both functionality and style—perfect for cooking and entertaining. The open-concept main floor features soaring 9-foot ceilings and warm vinyl flooring throughout. Expansive windows flood the living space with natural light, creating a bright and welcoming atmosphere. The living room, complete with a cozy electric fireplace, offers a perfect spot to unwind. The dining area seamlessly opens to the deck and a very large backyard—roughly twice the size of the average backyard in Okotoks—offering plenty of space for outdoor enjoyment. The

backyard also backs onto a walking path that connects to Okotoks' path system and is just minutes away from a newly developed plaza and playground, providing even more convenience and recreational opportunities. Upstairs, the primary bedroom is a tranquil retreat, complete with a luxurious 5-piece walk-through ensuite, featuring dual sinks, a deep soaker tub, a walk-in shower with tiled walls, and a spacious walk-in closet. Two additional generously sized bedrooms, each with its own walk-in closet, share a stylish 4-piece bath. The upper-level laundry room adds extra convenience, making household chores a breeze. This home is more than just a space—it's a lifestyle, thoughtfully crafted to suit your needs and enhance your daily life.