



**210 Ranch Road
Okotoks, Alberta**

MLS # A2113770



\$774,900

Division:	Air Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,415 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Lawn, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Contact listing agent for full list of included and excluded items.

COME VIEW THE 3D TOUR & MORE - Click on the Multimedia/Virtual Tour Button! Immaculate and upgraded AIR CONDITIONED bungalow, backing to the walking path system in super popular Ranchers Rise at Air Ranch! Beyond the recently installed exterior screen door, step inside and admire the 10' ceiling that becomes a vaulted ceiling in the main living areas. Fabulous light fixtures enhance the feel of quality, as does the pristine engineered hardwood flooring that runs through much of the main level. Cozy living room has a feature gas fireplace with floor to ceiling stone. The dining area is huge and is open plan with the dream kitchen, which has white perimeter cabinets and darker tone pot and pan drawers under the island. Granite countertops galore - there's no shortage of food preparation space here! High end Kitchen Aid, Faber and Wolf appliances! The Primary bedroom is an absolute delight, can easily accommodate a king size bed and has a sliding glass door that leads out onto the deck. You will love the sumptuous 5-pc en-suite with its topmount sinks and the massive walkthrough closet that conveniently links to the laundry room! An upgraded half bathroom completes this level. Take the grand staircase down to the fully finished basement, where you will find near 9' ceilings! There's a massive family/recreation room with a wet bar and two large bedrooms, each with a walk-in closet. The 4-pc basement bathroom is also upgraded throughout. The utility room features masses of storage space and a new (Kinetico) water softener. Outside, you'll appreciate the massive full width and privacy screened deck (with a gas BBQ hook up) where you can enjoy the sunny South West exposure. The deck has steps down to the fully fenced and landscaped yard (complete with raised planters) that has a gate out to the walking path system. The HEATED and oversized

(24' x 23') double attached garage has an area that could be used as a workshop. Terrific value here - Make it yours!