



**32 Ranchers View
Okotoks, Alberta**

MLS # A2121416



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,190 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the charming and functional residence built by award-winning builder Prominent Homes and located in the Brand New Community of Ranchers Rise! This newly constructed two-story home boasts over 2100 square feet of meticulously designed living space, catering to the needs of modern families and remote professionals alike. Upon entering, you'll be greeted by a welcoming main floor flex room, strategically positioned at the front entrance, offering the versatility to accommodate your work-from-home requirements or any other personal needs. The spacious living area is bathed in natural light and features a cozy gas fireplace, providing the perfect ambiance for both relaxation and productivity during those extended workdays. The open-concept kitchen and dining area are thoughtfully designed, boasting modern appliances and ample workspace, facilitating seamless transitions between work and leisure activities. Upstairs, you'll discover a luxurious primary bedroom retreat, complete with a generously sized walk-in closet and a five-piece ensuite bathroom, offering the ultimate in comfort and privacy. Two additional bedrooms, also flooded with natural light, provide inviting spaces for creative breaks or relaxation. With possession scheduled for the September 2024, now is the perfect time to secure your place in this thriving community. Don't miss out on the opportunity to experience the lifestyle offered by this exceptional home. Visit our show home located at 8 Emerson Crescent or call to book your private showing today!