



**55 Ranchers Crescent
Okotoks, Alberta**

MLS # A2127934



\$975,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,145 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Landscaped, Underground Sp		

Heating:	Boiler, Fireplace Insert, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 103
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, Stone Counters, Walk-In Closet(s), Wired for Sound		

Inclusions: none

This MOUNTAIN VIEW property in the prestigious Air Ranch community of Okotoks backs onto a gorgeous pond and walking green. This former Baywest SHOW HOME is an executive class property finished to a high standard throughout. It boasts a total 4 BEDROOMS, 3 full bathrooms and a half bath on the main level. The generous foyer and two storey stairway leads to the GREAT ROOM with MOUNTAIN VIEWS with a fully fenced walkout rear yard. Maple HARDWOOD FLOORS lead to the living room boasts high end carpet and a gas fireplace. The CUSTOM DRAPERIES will stay with the property. The living area flows into the maple kitchen with full height uppers, GRANITE counters, custom roll outs, stainless appliances, custom pantry and Maple hardwood Floors. The dining area looks out to the MOUNTAINS and provides a fabulous spot to watch the ducks and geese on the pond! Completing the main level is a half bath, laundry room/mud room entry from the garage and let's not forget the main floor STUDY! This luxury home has it all! Upstairs you will find a very large primary suite & no problem fitting your king size bed with lots of room for multiple dressers! The large ensuite includes a big soaker tub, freestanding shower, giant vanity and a massive walk-in closet. The generous media room has built in surround sound (note the seller is open to sell the large sectional) There are two further bedrooms up which share a full bath and this completes the top level. The FULLY PERMITTED and newly finished basement boasts 9 foot ceilings and provides additional living space with a FAMILY room, a generous bedroom and another full bath and rear exit to the back yard and pond area. The in-floor heat which runs on a BOILER system ensures this level is comfortable year round. Further upgrades are everywhere like HARDIE BOARD CEMENT siding,

IN-FLOOR heat in the triple garage, hanging storage in the garage, central air, built-in vacuum system, water softener , gas line to barbeque, LAWN SPRINKLER system with timer and rain sensor, hot water boiler system, and more! Close to schools and amenities this stunning property is worth consideration if QUALITY and LOCATION are on your must have list! Viewings by appointment.