



**40 Ranchers Way
Okotoks, Alberta**

MLS # A2143290



\$819,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your slice of paradise! This stunning like-new home situated in the highly-coveted Ranchers Rise enclave features 3+1 bedrooms, 3.5 bathrooms, a spacious bonus room, and a fully developed basement. As you enter, you'll be embraced by a welcoming open-plan layout that seamlessly connects the kitchen, dining, and living areas. The contemporary kitchen is a haven for culinary enthusiasts, boasting a large granite island accommodating four, and a convenient butler's pantry complete with a built-in microwave and extra cabinets. The living room is equally impressive, showcasing a dramatic floor-to-ceiling fireplace, lofty 9-foot ceilings, and stylish pot lights throughout the main floor. Custom cabinets extend to the ceiling, offering ample storage with a soft-close feature. Step out from the dining area onto a sprawling deck, perfect for hosting gatherings and enjoying the outdoors.