

# \$899,500 - 55 Ranchers Crescent, Okotoks

MLS® #A2196771

## \$899,500

4 Bedroom, 4.00 Bathroom, 2,146 sqft

Residential on 0.16 Acres

Air Ranch, Okotoks, Alberta

This MOUNTAIN VIEW property backs onto a pond and walking green. 4 BEDROOMS, 3 1/2 bathrooms make this a family ready home.

Newly extended Maple HARDWOOD

FLOORS on the main level. Maple full height cabinets with GRANITE counters, and newly upgraded marble back splash with a large central island make this a cook's kitchen.

Large PRIMARY suite upstairs includes a big soaker tub, separate shower and a

GENEROUS walk-in closet. The MEDIA

ROOM boasts built in surround sound. Two further BEDROOMS up share a FULL bath.

The FULLY PERMITTED finished basement boasts 9 foot ceilings, IN FLOOR HEAT,

bedroom and bath. The separate rear entrance makes this walk out convenient to the generous rear yard.

HARDIE BOARD CEMENT siding, IN-FLOOR heat in the triple garage, central air, built-in

vacuum, water softener , gas line to barbeque,

LAWN SPRINKLERS and so many other

extras in this former show home. BOOK A

LOOK TODAY - it won't last long!



Built in 2013

## Essential Information

MLS® # A2196771

Price \$899,500

Bedrooms 4

Bathrooms 4.00

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,146       |
| Acres          | 0.16        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 55 Ranchers Crescent |
| Subdivision | Air Ranch            |
| City        | Okotoks              |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1S 0K5              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Community Gardens   |
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Phone Connected, Sewer Connected, Underground Utilities, Water Connected |
| Parking Spaces | 6   |
| Parking        | Driveway, Heated Garage, Insulated, Triple Garage Attached, Workshop in Garage, Garage Door Opener  |
| # of Garages   | 3   |
| Waterfront     | Pond  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wired for Sound, Stone Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings                                    |
| Heating           | Boiler, Forced Air, Natural Gas, Fireplace Insert   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |                                     |
|--------------|-------------------------------------|
| Fireplaces   | Gas, Living Room, Circulating, Tile |
| Has Basement | Yes                                 |
| Basement     | Finished, Full, Walk-Out            |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard                            |
| Lot Description   | Gentle Sloping, Landscaped, Backs on to Park/Green Space, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 81                  |
| Zoning         | TN                  |
| HOA Fees       | 100                 |
| HOA Fees Freq. | MON                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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