

\$924,900 - 55 Ranchers Crescent, Okotoks

MLS® #A2196771

\$924,900

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 \$924,900

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, Sewer Connected, Water Connected, Garbage Collection, High Speed Internet Available, Phone Connected, Underground Utilities |
| Parking Spaces | 6 |
| Parking | Driveway, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached, Workshop in Garage |
| # 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, Stone Counters, Walk-In Closet(s), Wired for Sound |
| 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, Tile, Circulating |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 24th, 2025 |
| Days on Market | 55 |
| Zoning | TN |
| HOA Fees | 100 |
| HOA Fees Freq. | MON |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.