

\$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 | 40 |
| Zoning | TN |
| HOA Fees | 100 |
| HOA Fees Freq. | MON |

Listing Details

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

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