

**34 Ranchers View  
Okotoks, Alberta**

**MLS # A2274198**

**\$930,000**



<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,670 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Furnitures are available ONLY for purchase		

Welcome to 34 Ranchers View. This Sterling home was completed in early March 2025, boasting 4 bedrooms on the upper level which is a commodity nowadays, accompanied with 2 bathrooms and a half bath. Upon entry, first thing you will notice is the open space and natural light basking the home. From afar you could see the nature preserve the home backs onto. 9&rsquo; ceilings carry throughout the main floor opening up to an eye opening 18&rsquo;4&rdquo; high in the grand living room. Matching Stainless steel kitchen appliances for those mouth watering home cooked meals could be served on the big waterfall kitchen island. For Family gatherings, the open flow from the dining room to the living room creates the coziness everyones yearns in a home. Continue outside to the oversized deck in the backyard overlooking a pond and walking paths for serenity. No neighbours in the rear leaves for peace and privacy year round. Head upstairs to the Primary retreat with views of the nature preserve from your bedroom then bask in the spa like ensuite to end the day. This community is a close proximity to the crystal ridge golf club and your own private airstrip for the aviation enthusiasts. Surrounded by playgrounds and walking paths, do not miss out on this opportunity to attain one of Air Ranch&rsquo;s best lot location with a great builder reputation behind the build.