

71 Ranchers View Okotoks, Alberta

MLS # A2285159



\$765,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,877 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

Heating:	Fireplace Insert, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE on SATURDAY & SUNDAY, FEBRUARY 21 - 22, from 2:00 PM - 4:00 PM. Nestled in the peaceful Northeast corner of Okotoks, Ranchers' Rise offers an unparalleled living experience. This charming community strikes the perfect balance of tranquil family living, expansive open spaces, character-filled homes, and breathtaking natural beauty. This modern, 2024-built 2-storey detached home provides 2,600 sq. ft. of carefully designed living space, ideal for growing families. Featuring 3 spacious bedrooms, 2.5 baths, and a large bonus room, it blends practical design with luxurious finishes. The full, unfinished basement with a side entrance is a blank canvas, waiting for your personal touch—whether you envision a home gym, entertainment space, or additional living areas, the possibilities are endless. The house is equipped with a Reverse Osmosis system for pristine drinking water, a Softener installed in the basement for added convenience, and a Radon fan for peace of mind. The heart of this home is the chef's kitchen, outfitted with high-end stainless-steel appliances, a large island, quartz countertops, sleek grey cabinetry, a built-in microwave, chimney hood fan, and abundant storage, including a walk-in pantry. The tiled backsplash and breakfast bar with deep under-counter mounted double sinks provide both functionality and style—perfect for cooking and entertaining. The open-concept main floor features soaring 9-foot ceilings and warm vinyl flooring throughout. Expansive windows flood the living space with natural light, creating a bright and welcoming atmosphere. The living room, complete with a cozy electric fireplace, offers a perfect spot to unwind. The dining area seamlessly opens to the deck and a very large backyard—roughly twice the size of the average backyard in Okotoks—offering plenty of space for

outdoor enjoyment. The backyard also backs onto a walking path that connects to Okotoks' path system and is just minutes away from a newly developed plaza and playground, providing even more convenience and recreational opportunities. Upstairs, the primary bedroom is a tranquil retreat, complete with a luxurious 5-piece walk-through ensuite, featuring dual sinks, a deep soaker tub, a walk-in shower with tiled walls, and a spacious walk-in closet. Two additional generously sized bedrooms, each with its own walk-in closet, share a stylish 4-piece bath. The upper-level laundry room adds extra convenience, making household chores a breeze. This home is more than just a space—it's a lifestyle, thoughtfully crafted to suit your needs and enhance your daily life.