

# **\$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

**NEW PRICE!! \*\*OPEN HOUSE SATURDAY  
MAY 24 - 2-4PM.\*\***

This MOUNTAIN VIEW property backs onto a pond with walking green. 4 BEDROOMS, 3 1/2 bathrooms including the finished walkout basement, 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, the 4th bedroom and a full bath. The separate rear entrance makes this walk out convenient to the generous rear yard and pond beyond. The deer love this location!

HARDIE BOARD 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. Location, location, location says it all.

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, Sewer Connected, Water Connected, 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	94
Zoning	TN
HOA Fees	100
HOA Fees Freq.	MON

## Listing Details

Listing Office	eXp Realty
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