



GRASSROOTS
REALTY GROUP

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**58 RANCHERS View
Okotoks, Alberta**

MLS # A2295113



\$769,900

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated, See R		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Low Maintenance Landscape, No Back Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator, Built-in Dishwasher, Chimney Hood Fan, Gas Range/ Stove, Washer, Dryer, All window coverings, Garage Opener, Garage Control(s)

PRICE ADJUSTMENT! Welcome to this stunning home located in the sought after community of Air Ranch—where upscale living, modern style, and exceptional functionality come together! This beautifully maintained property offers 4 bedrooms, 2.5 baths, and a double attached garage, complete with an extended, widened driveway that provides generous additional parking. From the moment you arrive, you’ll appreciate the thoughtful upgrades, including a concrete walkway that leads to the fully maintenance free backyard—perfect for effortless outdoor living. Enjoy summer evenings on your spacious concrete patio or relax on the upper deck. There’s a gas line hookup for easy summer barbecues, so no need to hassle with propane—just fire it up and enjoy. Step inside to a bright, open concept main floor featuring a flex room/bedroom, a spacious foyer, and a stylish living area highlighted by a center electric fireplace. The chef inspired kitchen showcases a good size quartz island, modern cabinetry, and seamless flow into the dining area with sliding doors to the backyard—ideal for entertaining. Upstairs, retreat to your luxurious primary suite complete with a spa like 5 piece ensuite. The upper level also features two additional generous bedrooms, a 4 piece bath, a cozy bonus room, and a conveniently located laundry room. The unfinished basement is wide and open for your creative design and also features a rough in for a bathroom and a side entrance, offering excellent future development potential. Located close to schools, playgrounds, pathways, grocery stores, and essential amenities—plus just a short drive to South Health Campus—this home offers the perfect blend of comfort, convenience, and style. Pride of ownership is evident throughout, making this a true showstopper you won’t want to miss!