



**117 Ranchers View
Okotoks, Alberta**

MLS # A2305812



\$925,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,492 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Sheds (2), Basement Fridge

****OPEN HOUSE - MAY 2 from 1-3 PM & MAY 3 from 11AM to 1PM**** Welcome to 117 Ranchers View in Okotoks. This home is better than brand new. Built just over a year ago by Sterling Homes and still offering New Home Warranty, it has been kept in meticulous condition and delivers what new builds don't. A fully finished basement, Gemstone Lights, completed landscaping with a fenced yard and irrigation, window coverings already in place, and a washer and dryer included. All the extras are done, so you can just move in and enjoy. Offering just under 2,500 sqft above grade and over 3,400 sqft of total developed living space, this home checks every box. You'll notice the curb appeal right away with hardie-board siding on both the front and back, along with an oversized double attached garage. Out back, the home backs onto a green belt with open sightlines across the green space, creating a private and peaceful setting. The main floor features durable vinyl plank flooring, a front office, a half bath, and a functional mudroom off the garage with built-in shelving. A walk-through pantry leads you into the upgraded kitchen, complete with ceiling-height cabinetry, quartz countertops, two islands, a stainless steel fridge, built-in microwave and oven, and a gas cooktop. This is a true chef's kitchen designed for both everyday living and entertaining. The open concept layout flows seamlessly into the living room with a fireplace, and into the dining area with patio doors leading to your composite deck. From here, you'll enjoy incredible views of the large yard and green space behind. Upstairs features the highly sought-after four bedrooms on one level, along with a spacious bonus room. Two of the bedrooms are positioned perfectly for kids with a nearby bathroom, while the third bedroom sits closer to the primary. The primary

bedroom offers a large walk-in closet and expansive windows overlooking the green space and pathway. The ensuite includes double sinks, a soaker tub, tiled shower, and a separate water closet. The recently developed basement offers 9-foot ceilings, a dry bar with included fridge, and a feature wall with a TV, along with a great open flex space perfect for a kids homework zone or easily converted into a fifth bedroom. Around the corner is a beautifully finished bathroom with custom tile, along with additional storage under the stairs. Located in one of Okotoks's most desirable areas, you'll love the quick access to the highway and proximity to schools. Why buy brand new when you can own better than brand new.