



**58 RANCHERS View  
Okotoks, Alberta**

**MLS # A2313671**



**\$759,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, 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>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Electric Stove, Chimney Hood Fan, Built-in Dishwasher, Microwave, Washer, Dryer, Window coverings, Garage Control(s), Front door camera, driveway, and inside camera in the kitchen/Living area

Welcome to upscale living in the prestigious community of Air Ranch—where modern style, thoughtful upgrades, and exceptional comfort come together in one truly impressive home. This beautifully maintained 4-bedroom property offers everything today’s buyers are searching for, including 2.5 baths, a double attached garage, and an extended, widened driveway that provides fantastic extra parking. From the moment you arrive, the pride of ownership is undeniable. A poured concrete walkway leads you to a fully maintenance-free backyard—your private retreat designed for effortless outdoor living. Enjoy warm summer evenings on the spacious concrete patio or unwind on the upper deck. With a built-in gas line for barbecuing, you can skip the propane runs and grill with ease all season long. Step inside to a bright, open-concept main floor that immediately feels inviting. A versatile flex room/bedroom sits near the front—perfect for guests, a home office, or playroom. The stylish living area features a sleek center electric fireplace, creating a cozy focal point. The chef-inspired kitchen shines with a quartz island, modern cabinetry, upgraded appliances, and seamless flow into the dining area with a swing door to the backyard—ideal for hosting and everyday living. Upstairs, the primary bedroom features a 5-piece ensuite designed for relaxation. The upper level continues with two additional generous bedrooms, a 4-piece bath, a cozy bonus room, and a conveniently located laundry room that makes daily routines a breeze. The wide-open unfinished basement offers a side entrance and bathroom rough-in, giving you the perfect canvas for a recreation space, gym, or anything your lifestyle needs. Located close to schools, playgrounds, pathways, grocery stores, and essential amenities—and just a short drive to South Health

Campus&mdash;this home delivers the perfect blend of comfort, convenience, and elevated living. Immaculate, stylish, and packed with upgrades&mdash;this is a true showstopper you won&rsquo;t want to miss. Move-in ready and just waiting for the right new owners to move in!