



**GRASSROOTS**  
REALTY GROUP

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**71 Ranchers View  
Okotoks, Alberta**

**MLS # A2317784**



**\$725,000**

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

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

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

**Inclusions:** N/A

Welcome to this stunning 2024-built two-storey home in the desirable community of Ranchers’ Rise, nestled in the peaceful northeast corner of Okotoks. Offering over 2,600 sq. ft. of thoughtfully designed living space. The bright open-concept main floor showcases 9-foot ceilings, durable vinyl flooring, and an impressive chef’s kitchen that serves as the heart of the home. Designed for both everyday living and entertaining, it features high-end stainless-steel appliances, quartz countertops, sleek grey cabinetry, chimney-style hood fan, a large central island, and abundant storage, including a walk-in pantry. The stylish tiled backsplash, breakfast bar, and deep under-mount double sinks add both elegance and functionality. The inviting living room with an electric fireplace flows seamlessly into the dining area, where a large patio sliding door opens to the deck—perfect for enjoying your morning coffee or hosting evening BBQs. Beyond, you’ll find an exceptionally large backyard, nearly twice the size of a typical Okotoks lot. Upstairs, the luxurious primary suite offers a spa-inspired 5-piece ensuite with dual vanities, a deep soaker tub, and a spacious walk-in closet. Two additional generously sized bedrooms, each with its own walk-in closet, share a stylish 4-piece bathroom. A large bonus room and convenient upper-floor laundry complete the level. Loaded with premium upgrades, including central air conditioning, a reverse osmosis water filtration system, water softener, and radon mitigation system, this home delivers comfort, quality, and peace of mind. The unfinished basement with a separate side entrance offers endless possibilities for future development, whether you envision additional living space or an entertainment area. This exceptional home combines modern design, thoughtful upgrades, and outstanding outdoor

space. Don't miss this opportunity, come discover all it has to offer!