



**12 Ranchers Bay
Okotoks, Alberta**

MLS # A2325217



\$745,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Vie		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, French Door, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

****AMAZING PRICE**** Tucked away in a quiet cul-de-sac with MOUNTAIN VIEWS and huge PIE SHAPED YARD!!! Welcome to 12 Ranchers Bay, a beautiful one-owner home with unique features that will be sure to please. This family friendly location will welcome you as soon as you pull into the driveway. The charming covered front porch provides a great place to greet family and guests. Inside the front entrance you will notice the unique floorplan right away. High ceilings, built in features, french doors to a bright and sunny office, and stunning hardwood floors that lead through to the heart of the home. Notice the upgraded kitchen with extended cabinetry, built in appliances, gas cooktop, quartz countertops, loads of storage, a huge dining space, and the perfect sit up island. This kitchen will be sure to please the chef at heart! A large walkthrough pantry adds convenience for busy families. Settle into the cozy family room and warm up on winter nights by the gas fireplace. Loads of natural light fill the home with the large south facing windows that give glances of the Rocky Mountains. The curved staircase is a true masterpiece and leads to the upper level. The large bonus room is the perfect place to host family movie/games night . You will be impressed with the primary suite. It is graced with size, natural light, views, a large walk in closet and a gorgeous spa like ensuite. Imagine winding down after a busy day in a tub full of bubbles , admiring the features of this beautiful bathroom. Through the walk in closet to the laundry room - a genius floorplan that you will absolutley love - and making this primary retreat space complete. 2 more good sized bedrooms and a 4 piece bathroom complete this upper level. The lower level is a blank slate for finishing to your desire. The south facing back yard is gardeners delight. With multi level decks, underground sprinklers, a

few trees, and plenty of space to run around with the kids and pets, you will spend many summer nights in this back yard. Backing onto walking paths you can head out for meandering walks along the extensive pathway system that Okotoks has to offer. Leading to parks, playgrounds, ponds, wetlands, sports fields, the dog park , and so many other fun filled outdoor adventures. This air-conditioned home isn't just a place to cook dinners and sleep - its a true way of life - a place to make memories, and a spot to create the family life you have been longing for. The convenient north location makes it a breeze for commuters. Make sure to book this as a stop on your home shopping tour. Its truly refreshing to see a home with a unique plan and attention to detail.