



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**51 Ranchers Crescent
Okotoks, Alberta**

MLS # A2339299



\$1,040,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,529 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 80
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: A/C

****OPEN HOUSE SUNDAY SEPT 13 2-4 pm **FALL IN LOVE WITH THE HOME ~ BECOME INFATUATED WITH THE LOCATION.**
Welcome to 51 Ranchers Crescent nestled in the coveted family community of Ranchers Rise. The beautifully updated one owner home has been lovingly maintained for its lifetime & you will immediately notice the pride of ownership when you pull into the triple wide driveway. The front porch offers the feeling of calm and creates an inviting place to greet family and guests. Inside you will notice the warmth and natural light that leads you through the entire home. The front flex space is large enough to have an office, a work from home business, or even a main level guest space if needed. The open floor plan with windows that immerse the home with pond and greenery will be sure to impress. The amazing kitchen boasts stainless appliances, loads of counter space, plenty of storage, and a walkthrough pantry for added everyday convenience. Entertain family and friends in a dining space that is large enough to fit everyone. The living room offers that comfy place to relax and make memories. A large mud room leads out to the oversized, fully finished, heated, garage offering plenty of storage for all the toys, cars, and a man door to a private deck space/ bbq area. The upper level is a true favorite floorplan. The primary suite is huge and fits king sized furniture and offers the serene views of the mountains and pond - this is such a tranquil space to end a busy day. The nicely appointed ensuite walks through to the primary closet and laundry room. This is a genius floor plan you will love. Finishing off the upper level is 2 good sized bedrooms, a 4 piece bathroom, and a spacious bonus room. The stunning lower level has been professionally completed with a large recreation/ living space that steps out to the beautiful yard. An

amazing bathroom and 4th bedroom complete the lower level. With a concrete walking path to the lower level this space could easily be used for a home based business, additional living for older children, or for extended family to live in and enjoy. Be sure to spend some time in this south facing yard during your showing. The trees, the birds, the wildlife, views of water, big Alberta skies, fire pit area , and a tucked away deck space that provides privacy in this nature enhanced retreat . This home will provide years of memories and a lifestyle you have been longing for ! Enjoy walking on the paths, the nearby playgrounds, and the north end location - perfect for commuters. This coveted Ranchers Rise pond location is hard to duplicate. Make this a stop on your home shopping journey today.