

8 RANCHERS MR



Class: Detached Area: Okotoks
 Type: Detached Nearest Town:
 Style: 2 Storey Community: Air Ranch OKTAR
 Year Built: 2014 Postal Code: T1S 0G5
 LINC #: 0035654573 Condo Type: Bare Land
 Legal Plan: 1311136 Blk: Lot: 14 Possession: 60/Negotiable

Land Use: R-NAR New Hm: Tax Amt/Yr: \$5,004/2016
 Title to Land: Fee Simple Local Imp Amt: 0
 Conform Rpt: HOA: No
 Restrictions: Restrictive Covenant-Building Design/Size, Condo Fee: 50/Monthly
 Utility Right Of Way

This 2,600+ sf, 4 bedroom up & triple garaged, Air Ranch beauty, awaits a growing family. The covered front porch leads to the spacious entrance with hardwood flooring & a bench. Ahead lies a den & beyond is the wonderful kitchen, with extended height cabinetry, high end appliances (incl. a 5 ring Wolf gas countertop stove), quartz counters, pot & pan drawers & a walk through pantry. The dining nook has space for all whilst the cozy living room has a gas fireplace. You'll adore the display niches, bench & windows on the half level of the elegant staircase & the vaulted ceilings in the large bonus room & the huge master, which benefits from a generous walk in closet & a sumptuous 5 piece en-suite. Bedroom 2 has direct access to the 5 piece family bathroom, which is also shared by bedrooms 3 & 4. The laundry room completes the upper level. The walkout basement offers a great layout for future development. Your large south facing yard has plenty of space for the kids to play. Come TAKE THE 3D TOUR NOW!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 4/4 Rms Abv: 10 F/H Baths: 2/1					
Den	3.5X3.0	11'4"X9'9"	M	Kitchen	4.2X3.4	13'9"X11'1"	M		2P	3P	4P	5P	6P
Bkfst Nook	3.8X3.0	12'6"X9'11"	M	Living Rm	5.0X4.5	16'6"X14'10"	M	Baths:	1	0	0	0	0
Bonus	5.1X4.4	16'8"X14'4"	U	Mstr Bed	5.0X4.6	16'6"X15'1"	U	EnSt Bth:	0	0	0	2	0
Bedroom	3.6X2.9	11'11"X9'7"	U	Bedroom	3.7X3.0	12'2"X9'9"	U	Level	Mtr2:	Sq Ft			
Bedroom	3.9X3.0	12'8"X9'9"	U	Laundry	1.9X1.6	6'3"X5'2"	U	Main:	109.16	1,175			
								Upper:	133.13	1,433			
								Above Grade:					
								Lower:					
								Below Grade:					
								Total A.G.	242.29	2,608			

Property Information

Basement: Walkout-Unfinished Heating: Forced Air-1 Fuel: Natural Gas
 Suite: Suite - None Fin FP/Rgh-In: 1 Fuel: Gas Only
 Construction: Wood Frame Lot Shape: Rectangular
 Foundation: Concrete Lot Sq M: 0.00 m2
 Exterior: Fiber Cement Siding, Stone Frntg X Depth: 16.46x41.5
 Roof Type: Asphalt Shingles Flooring: Carpet, Ceramic Tile, Hardwood
 Front Exp: North
 Garage Dim: 32'0" x 22'8"
 Parking: 6/Triple Garage Attached
 Features: Ceiling 9 ft., Deck, No Smoking Home, Porch, Programmable Thermostat, Vaulted Ceiling, Windows - Vinyl
 Site Influences: Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, View Mountain
 Goods Included: Dishwasher-Built-In, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Window Coverings-All, Wine/Beverage Cooler
 Goods Excluded: Contact listing agent for full list of included and excluded items.
 HOA Fee Incl:

Condo Information

Condo Name: Z-name Not Listed Condo Type: Bare Land Floor #:
 Mgmt Co/Phone: PEKA Property Mgmt Ltd/403-678-6162 Prk Plan Type: End Unit:
 Legal Desc: 1311136;14;UF 624 Park Stall #: Unit Exposure: N, S
 Legal Park Desc: Storage Type: In Unit Balcony:
 Legal Stor Desc: Locker #: In-Suite Laundry:
 Total Units: Reg Size: /
 Post Tension: Reg Size I Includes:
 Condo Fee: \$50/Monthly
 Fee Included: Landscape and Snow Removal, Professional Management
 Amenities:
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS) UNLESS OTHERWISE STATED.