



## 57 Ranchers Way , Okotoks, Alberta - \$850,000



Main Photo

### Property Description

OPEN HOUSE ~ SAT. Sept 20 2 - 4 pm ~ This stunning, nearly new walkout home is designed for modern family living and entertaining. At the heart of the home is a gorgeous kitchen with a large island, a separate pantry, and a family-sized walkthrough from the garage for easy everyday flow. The dining room boasts a striking feature wall (you can access the main level balcony from the dining room) and the living room is warmed by a showstopper gas fireplace with an included art frame TV. An office/flex room and a stylish 2-piece powder room complete this level. The upper level offers 4 bedrooms plus a bonus room (that divides the primary suite from the other 3 bedrooms) and is filled with thoughtful upgrades throughout. The primary suite is a true retreat with a luxurious 5-piece ensuite, walk in closet with room for a king sized bedroom set. This floor also features a 5-piece family bath, convenient laundry with a sink rough-in, and two of the bedrooms have walk-in closets. The unfinished walkout basement is bright and open, with a bathroom rough-in, a great utility area complete with a laundry tub. Additional highlights include a 50-gallon hot water tank, dual-zone furnace, main level flooring upgraded to showhome standards and the garage was bumped out an additional 2 feet – so yes, your truck will fit! Outside, enjoy

the thoughtfully landscaped backyard with a pergola, a fenced dog run, and a gas line on the back deck for BBQs. Located in beautiful Air Ranch, with access to the walking/biking trails, schools, conveniently accessible main roads for commuting, this home combines style, function, and space for the whole family—move-in ready and waiting for you!

## REALTOR Referral

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*Courtesy Of: CIR Realty*



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