

# \$749,900 - 40 Ranchers View Se, Okotoks

MLS® #A2190986

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,860 sqft

Residential on 0.13 Acres

N/A, Okotoks, Alberta

Home awaits in one of Okotoks' newest communities, Ranchers' Rise! You can have it all with mountain views, parks and pathways and naturalized amenities! From Akash Homes comes the 'Bedford-24 WALKOUT'; this home offers stunning features, quality craftsmanship, and an open-concept floor plan that makes day-to-day living effortless with its functional design. Your main floor offers 9' ceilings, laminate flooring, and quartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest and retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite! **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE\*\*

Built in 2024

## Essential Information

MLS® #	A2190986
Price	\$749,900
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,860
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 Ranchers View Se
Subdivision	N/A
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T3S 0L9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 29th, 2025
Days on Market	92
Zoning	TN

**Listing Details**

Listing Office	Century 21 All Stars Realty Ltd.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.