



**Okotoks-RUR3-Air Ranch**  
2 RANCHERS Green

LP \$ 624,800  
MLS #: C3605420

Status:	<b>Active</b>	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	7	Year Built:	2010
Bedrms:	Above: 3/Ttl: 4	Basement:	Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	2040.85	Total Sq M:	189.6

Set on a corner lot in the newly developed Air Ranch, in Okotoks, this 4 bedroom + 4 bath 2-Storey offers over 2,700 sq ft of living quarters. Tasteful finishings like thoughtful archways, custom blinds and hardwood flooring throughout. Front entrance gives way to a classic dining room and beautiful wood + iron staircase. Enjoy the open gourmet kitchen with gas stove, granite counter tops, over-sized island, custom cabinetry, spacious eating nook and a walk through pantry. Upper level will impress with bonus room & fireplace, bright master retreat with 5-pc ensuite and large walk-in closet. Fully finished lower level features 1 bedroom, 3-pc bath, wet-bar and built-in entertainment centre. Oversized driveway and double attached garage offers plenty of space for parking and storage. Large yard with balcony and panoramic views. A perfect place to call home.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:NEGOTIABLE		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	1	1	1	0	Occupancy: Seller		Main:	86.0	925.70
Enst Baths:		0	0	0	0	0			Uppr:	103.6	1115.15
Addl Rms:	Finish Levels: 3						Garage Dim:		AbGd:		
Fin Fpl/Rgh:	Fplc Fuel:						Elem Schl:		Lowr:		
Fireplace:							Middle Schl:		BIGd:	67.0	721.19
Parking:	Double Garage Attached						High Schl:		Total A.G:	189.6	2,040.85

Living Room:	4.36x4.05	M	Master Bdrm:	4.57x3.60	U		
Dining Room:	3.30x3.00	M	Bedrm 2:	3.30x3.05	U	Laundry Roo	2.74x1.68 U
Kitchen:	4.42x3.55	M	Bedrm 3:	3.45x3.05	U		
Family Room:			Bedrm 4:	3.85x3.30	L		
Den:			Breakfast Nook	3.65x2.74	M		
Bonus Room:	4.52x3.95	U					

Flooring:	Ceramic Tile, Carpet, Hardwood	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stone, Composition	Remodel:	
Site Influen:	Corner, Not Fenced, Schools, Shopping Nearby, View Mountain	Features:	Balcony, Ceiling 9 ft., Wet Bar, Wall Unit-Built-In
Goods Incl:	Dryer, Dishwasher-Built-In, Washer, Stove-Electric, Window Coverings-All, Hood Fan	Amenities:	
		Restrict:	EASE, UTILR, R-COV
		Goods Excl:	

Warranty: None  
Front Exposure:N

Prop Class:	Single Family	Condo/HOA:	Condo: \$0	HOA: \$89
Condo Name:		Condo/HOA Incl:	,Landscape and Snow Removal	
Prk Encl/TTL:	2/4			
Reg Size:				

Total Lot M2:		Lot Dimen:	
Frontage:	24.8	Lot Shape:	Rectangular
Depth:	30.1	Zoning:	R1
Conform:	None Available	Cnform Yr:	2010
		Front Expos:	N

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,341 - 2013	Local Improve	