

Detached 205 Ranch RD

Active

List Price: **\$989,000**



Detached
 Area: **Okotoks**
 Community: **Air Ranch OKTAR**
 Type: **Detached**
 Style: **2 Storey**
 Legal Plan: **1510057** Blk: **25**
 Linc #: **0036496073**
 List Date: **10/23/2015**

MLS@#: **C4036166**
 Postal Code: **T1S 0K5**
 Zone:
 Year Built: **2015**
 Condo Type: **Not a Condo**
 Lot: **5**
 DOM: **0**

Title to Land: **Fee Simple**
 Ownership: **Private**
 Exclusion: **No** SRR: **No** Disc: Conform:
 Restrictions: **Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way, See Remarks**
 Possession: **06/30/2016**

Welcome to the community of Air Ranch in Okotoks. This custom 2 storey showhome by Award Winning Wolverine Custom Homes offers over 2600 square feet of luxury living with all the custom finishes and design features you've been dreaming of. From the moment you enter into the foyer you'll be in awe of the expansive ceiling, 2 storey fireplace, open staircase and gourmet kitchen with stainless steel appliances. There is no end to the exquisite craftsmanship that is displayed throughout this home. THE BUILDER WILL LEASE BACK UNTIL PHASE IS COMPLETED

		Rooms								
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	Finish Lvl:
Baths:	0	2	0	1	0	0	Main:	117.62	1,266	2
EnSt Bth:		0	0	0	1	0	Upper:	132.57	1,427	
Bdrms Abv:	3	Beds: 3					Above Grade:	132.57	1,427	
Rms Abv:	9	F/B Baths: 2/2					Lower:	96.15	1,035	
							Below Grade:	96.15	1,035	
							Total A.G.:	250.19	2,693	

Room Type	Dimensions/M	Dimensions/Ft	Level	Room Type	Dimensions/M	Dimensions/Ft	Level
Bkfst Nook	5.18 x 3.35	17'0"X11'0"	Main	Great Rm	4.93 x 4.57	16'2"X15'0"	Main
Den	5.03 x 3.66	16'6"X12'0"	Main	Kitchen	4.57 x 2.59	15'0"X8'6"	Main
Mstr Bed	5.18 x 4.11	17'0"X13'6"	Upper	Bedroom	3.66 x 3.35	12'0"X11'0"	Upper
Bedroom	3.66 x 3.25	12'0"X10'8"	Upper	Bonus	5.79 x 3.51	19'0"X11'6"	Upper
Laundry	1.93 x 3	6'4"X9'10"	Upper				

Property Information

Fin FP/Rgh-In: 3	FP Fuel: Gas Only
Heating: Forced Air-1, Hot Water	Roof Type: Asphalt Shingles
Heating Fuel: Natural Gas	Heat Fuel Desc: Paid For
Construction: Wood Frame	Foundation: Concrete
Basement: Full	Bsmt Dev: Unfinished
Exterior: Stone, Stucco	
Features: Air Conditioning-Central, Ceiling 9 ft., Deck, Low Flow/Dual Flush Toilets, No Animal Home, No Smoking Home, Sprinkler System-Underground, Vaulted Ceiling, Wall Unit-Built-In	
Site Influences: Flat Site, Landscaped, Level Land, No Back Lane	
Goods Included: Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator - Energy Star, Stove-Countertop Gas, Washer	
Flooring: Carpet, Non-Ceramic Tile, See Remarks	Lot Shape: Reverse Pie
Garage: Yes	TTL: 510.30 m2
Garage SqFt: 496	Frntg X Depth: 21.08x35.05
Parking: 4/Double Garage Attached	Enclosed Prk: 2 Garage:20'0"X24'0"
Road Access:	Land Use: R1
Front Exposure: West	Tax Amt/Yr: \$9,380/2015
Acres Wtr Rghts:	Total Acres: 0.13
Sewer/Septic: Municipal/Community	
HOA: No	
School District: www.fsd38.ab.ca	
Elem School: www.fsd38.ab.ca	High School: Foothills Composite HS
Jr/Mid Schl: www.fsd38.ab.ca	Other School:
School Bus: Yes	Bus Srvc:

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED