



Okotoks-RUR3-Air Ranch
63 RANCHERS Crescent

LP \$ 899,000
MLS #: C3584699

Status: Active
DOM: 41
Rms Abv Gd: 8
Bedrms: Above: 3/Ttl: 5
Full/Half Baths: 3/1
Tot Flr SqFt: 2923.50
Type: Residential Detached Single Family
Style: 2 Storey
Year Built: 2012
Basement: Full
Bsmnt Dev: Fully Finished
Total Sq M: 271.6

Stunning Wolverine Custom built home nestled in one of Okotoks most unique family communities, Ranchers Rise. This spectacular residence offers 45 degree hardwood flooring leading into a bright den, formal dining room and half bath. The great room boasts a corner fireplace, custom built-ins and floor to ceiling windows. Gourmet kitchen with stainless steel appliances, oversized island with granite countertops, dove tail soft close drawers, breakfast nook, huge walk in pantry and mudroom with custom lockers. The open to below spiral stair case leads to the generous sized upper level featuring a large master retreat, walk-in closet, 5 piece spa like ensuite and Mountain Views. Laundry room, huge front bonus room with built-ins, 2 spacious bedrooms and 4 piece bath complete this level. Fully developed basement features a large recreation room, oversized windows, built-in entertainment wall, 2 additional bedrooms and 4 piece bath. This extraordinary home is surrounded by an extensive nature trail and park.

Directions:

Virtual Tour: <http://www.platinumhd.tv/theatre/residential/alberta/63-ranchers-> **Brochure:** <http://markdevernden.com/63-ranchers-crescent-okotoks/>

	<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	0	2	0	0	Occupancy: Show Home	Main:	130.0	1399.32
Enst Baths:		0	0	0	1	0		Uppr:	141.6	1524.18
Addl Rms:	Finish Levels: 3						Garage Dim: 6.7x6.7	AbGd:	271.6	2923.50
Fin Fpl/Rgh: 1/	Fplc Fuel: Gas Only						Elem Schl: www.fsd38.ab.ca	Lowr:	98.5	1060.25
Fireplace: Stone Facing							Middle Schl: www.fsd38.ab.ca	BIGd:	98.5	1060.25
Parking: Double Garage Detached, Double Carport							High Schl: www.fsd38.ab.ca	Total A.G:	271.6	2,923.50

Living Room:	4.30x5.79	M	Master Bdrm:	5.88x3.99	U
Dining Room:	4.57x3.66	M	Bedrm 2:	3.62x3.46	U
Kitchen:	3.96x4.27	M	Bedrm 3:	3.62x3.46	U
Family Room:			Bedrm 4:	3.3x3.5	L
Den:	3.68x3.29	M	Bedroom	3.2x3.5	L
Bonus Room:	4.37x5.43	U			

Flooring:	Hardwood, Slate, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stucco	Remodel:	
Site Influen:	Private Air Strip, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Stream/Pond,	Features:	Closet Organizers, Swirlpool Bath (Jacuzzi), Vaulted Ceiling, Vinyl Windows, Wall Unit-Built-In, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Goods Incl:	Blinds- Roll Up; Pull Down, Drapes/Curtains, Refrigerator, Dishwasher-Built-In, Washer, Dryer, Microwave Hood Cover, Garage Opener-2 Control, Stove-Electric, See Remarks	Amenities:	Appliances Included, Fireplaces, Playground, Parking-Extra, See Remarks
		Restrict:	UTILR
		Goods Excl:	

Warranty: Certified New Home Warranty Program
Front Exposure: N

Prop Class: Condo	Condo/HOA:	Condo: \$50	HOA:
Condo Name: No Name	Condo/HOA Incl:		
Prk Encl/TTL: 2/4	See Remarks		
Reg Size: 696.04 Incl: Land			

Total Lot M2:		Lot Dimen:	
Frontage: 13.9		Lot Shape:	Rectangular
Depth: 41.5		Zoning:	R-1
Conform: Real Property Report With Comp	Conform Yr: 2012	Front Expos:	N

Mortgage: \$0	Cash Down:
Payments:	Due:
Rate:	Lender:
Taxes: \$ 0 - 2012	Local Improver: