

25 RANCH RD



Class: Detached
 Type: Detached
 Style: 2 Storey
 Year Built: 2013
 LINC #: [0028786656](#)
 Legal Plan: 0110799 Blk: Lot: 18
 Area: Okotoks
 Nearest Town:
 Community: Air Ranch OKTAR
 Postal Code: T1S 1W8
 Condo Type: Bare Land
 Possession: 30/Negotiable

Land Use: R-1AR New Hm:
 Title to Land: Fee Simple
 Conform Rpt:
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way
 Tax Amt/Yr: \$8,045/2016
 Local Imp Amt: 0
 HOA: No
 Condo Fee: 55/Monthly

Welcome to Okotoks' Air Ranch! Your new 2 storey, 3,100+ sf air conditioned home, is loaded with upgrades, has an enormous triple garage with a heated floor & is set on a near half acre south-westerly lot! Step onto Porcelain tile in your grand, open to above entrance. Brazilian Cherry hardwood floors lead past the spacious den & into the open plan main living areas. The kitchen is a delight including granite counters & high end appliances including a gas top stove & a hammered copper hood fan. The dining area easily accommodates a larger table. The living room has a feature stone fireplace & a sound system that continues throughout the home. Upstairs, the bonus room is huge & features a further floor to ceiling stone faced fireplace, a vaulted ceiling & a bar. The large master retreat has its own balcony deck & a sumptuous 5 pc en-suite. Two further excellent bedrooms share the 4 piece family bathroom. All bathrooms have heated Porcelain tile floors. So much more to discover...COME VIEW THE 3D TOUR NOW!

Directions:

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 9 F/H Baths: 2/1						
Den	3.5X3.3	11'6"X10'10"	M	Living Rm	6.0X5.2	19'7"X17'0"	M							
Kitchen	5.1X3.7	16'10"X12'2"	M	Dining Rm	4.9X3.2	16'0"X10'4"	M	Baths:	2P	3P	4P	5P	6P	
Bonus	9.4X5.4	30'10"X17'9"	U	Mstr Bed	4.8X4.2	15'9"X13'11"	U	EnSt Bth:	1	0	1	0	0	
Bedroom	3.6X3.6	11'11"X11'10"	U	Bedroom	4.2X3.5	13'8"X11'6"	U		0	0	0	1	0	
Laundry	2.3X2.1	7'6"X6'11"	U					<u>Level</u>	<u>Mtr2:</u>	<u>Sq Ft</u>				
								Main:	122.26	1,316				
								Upper:	169.46	1,824				
								Above Grade:						
								Lower:						
								Below Grade:						
								Total A.G.	291.72	3,140				

Property Information

Basement: Full-Unfinished
 Suite: Suite - None
 Construction: Wood Frame
 Foundation: Concrete
 Exterior: Stone, Stucco
 Roof Type: Asphalt Shingles
 Front Exp: Northeast
 Garage Dim: 36'0" x 32'0"
 Parking: 6/Triple Garage Attached, 220 Volt Wiring, Insulated, Heated, Over Sized, RV Parking
 Features: Air Conditioning-Central, Balcony, Bar, Ceiling 9 ft., Deck, Insulation-Upgraded, No Smoking Home, Porch, Programmable Thermostat, Sprinkler System-Underground, Vaulted Ceiling, Windows - Vinyl
 Site Influences: Estate Property, Fenced, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, Treed Lot, View
 Goods Included: Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Water Softener, Window Coverings-All, Wine/Beverage Cooler
 Goods Excluded: Contact listing agent for full list of included and excluded items.
 HOA Fee Incl:

Condo Information

Condo Name: Z-name Not Listed
 Mgmt Co/Phone: Self Managed/403-668-9500
 Legal Desc: 0110799; 18;UF 201
 Legal Park Desc:
 Legal Stor Desc:
 Total Units:
 Post Tension:
 Condo Fee: \$55/Monthly
 Fee Included: Reserve Fund Contributions
 Amenities:
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way
 Condo Type: Bare Land
 Prk Plan Type:
 Park Stall #:
 Storage Type:
 Locker #:
 Floor #:
 End Unit:
 Unit Exposure: NE, SW
 Balcony:
 In-Suite Laundry:
 Reg Size: /
 Reg Size Includes:

Rural

911 Address:
 Road Access:
 Water Supply: Municipal
 Water GPM:
 Depth of Well:
 Water Report Yr:
 Bus Svc:
 Nearest Town:
 School District:
 Elem School: Dr MG / Good Shepherd
 High School: Foothills Comp / HTA
 School Bus:
 Directions:
 Heating Desc:
 Power Desc:
 Phone Desc:
 Sewer/Septic:
 Yr Sewer Cleaned:
 Total Acres: 0.46
 Acres Cleared:
 Acres Cult:
 Acres Pasture:
 Acres Fenced:
 Acres Irrigated:
 Acres Water Rights:
 Acres Leasehold:
 # Parcels:
 Jr/Mid Schl: OJ High / JP II
 Other School:
 LP/Acre: \$2,130,217.39

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private