



## 34 Ranchers View

📍 - Ranchers' Rise, Okotoks  
Job # 32156

🏠 **Total Sq. Ft. - 2576**

🛏 **Bedrooms - 4**

🛁 **Bathrooms - 2.5**

🚗 **Garage - 2 Car**

- 9' basement ceiling and main floor
- Executive kitchen with built-in stainless steel appliances, chimney hood fan, upgraded silgranit sink, waterline to fridge, gas line to cooktop, and walk-through pantry
- Quartz countertops with undermount sinks throughout
- Electric fireplace in open-to-above great room
- Main floor flex room
- Built-in lockers in mudroom
- Extra windows throughout
- Vaulted ceiling in bonus room
- Paint grade railings with iron spindles
- 5-piece ensuite with dual undermount sinks, soaker tub, private WC, and walk-in shower with tiled walls; tiled base with bench; and 6-mil glass sliding barn door
- Tiled flooring in ensuite and main bath
- 15'x8' rear deck with gas line for BBQ
- North-facing backyard
- February 2024 specifications



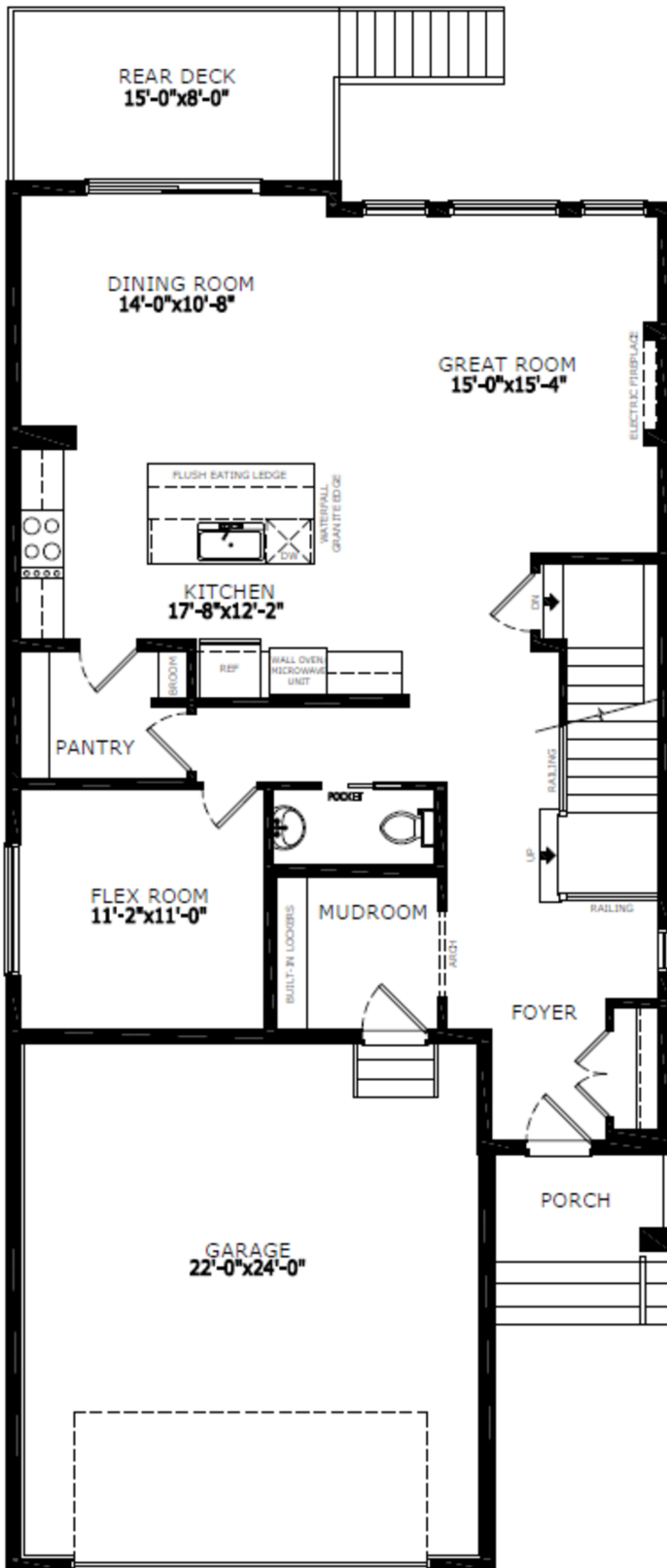
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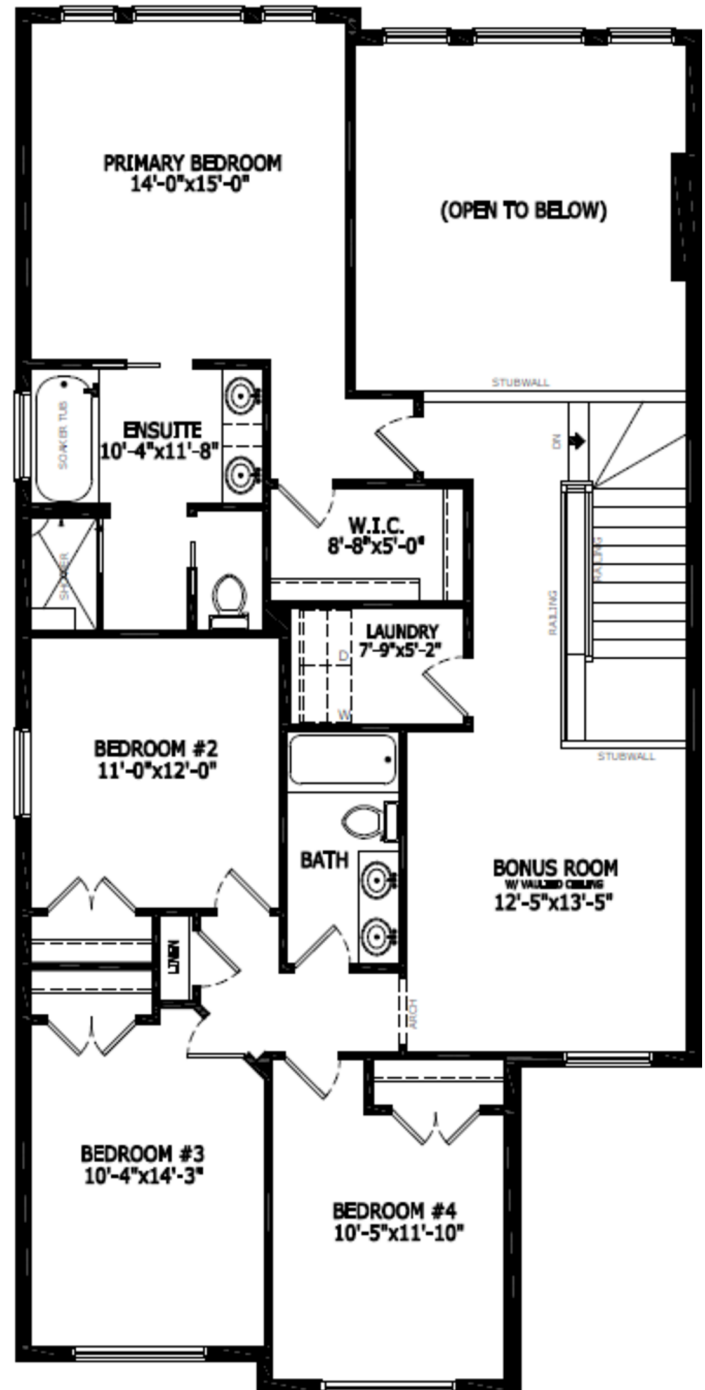
# AMBER

**Sterling**  
HOMES

A QUALICO Company



Main Level: 1199 sq. ft.



Upper Level: 1377 sq. ft.