



26 Ranchers Way

📍 - Ranchers' Rise, Okotoks
Job # 32129

🏠 **Total Sq. Ft. - 2180**

🛏 **Bedrooms - 3**

🛁 **Bathrooms - 2.5**

🚗 **Garage - 2 Car**

- 9' knockdown ceilings on main floor
- U-shaped peninsula kitchen option
- Stainless steel kitchen appliances, including chimney hood fan and built-in microwave
- Gasline for kitchen range
- Waterline to fridge
- Walk-through pantry
- Quartz counter tops throughout kitchen and bathrooms with undermount sinks
- Slim line fireplace with tile face and paint grade mantle
- Mudroom
- Luxury Vinyl Plank (LVP) throughout main floor, bathrooms and laundry
- Paint grade railing with iron spindles
- Vaulted ceiling in bonus room
- 5-piece ensuite with dual sinks and shower with tiled walls, fibreglass base and sliding barn door
- Upper level laundry
- 12' x 10' rear deck with gasline for BBQ
- Additional basement window
- West-facing backyard
- Extended double garage (26' x 24'/22') with 18'x8' Renaissance overhead door

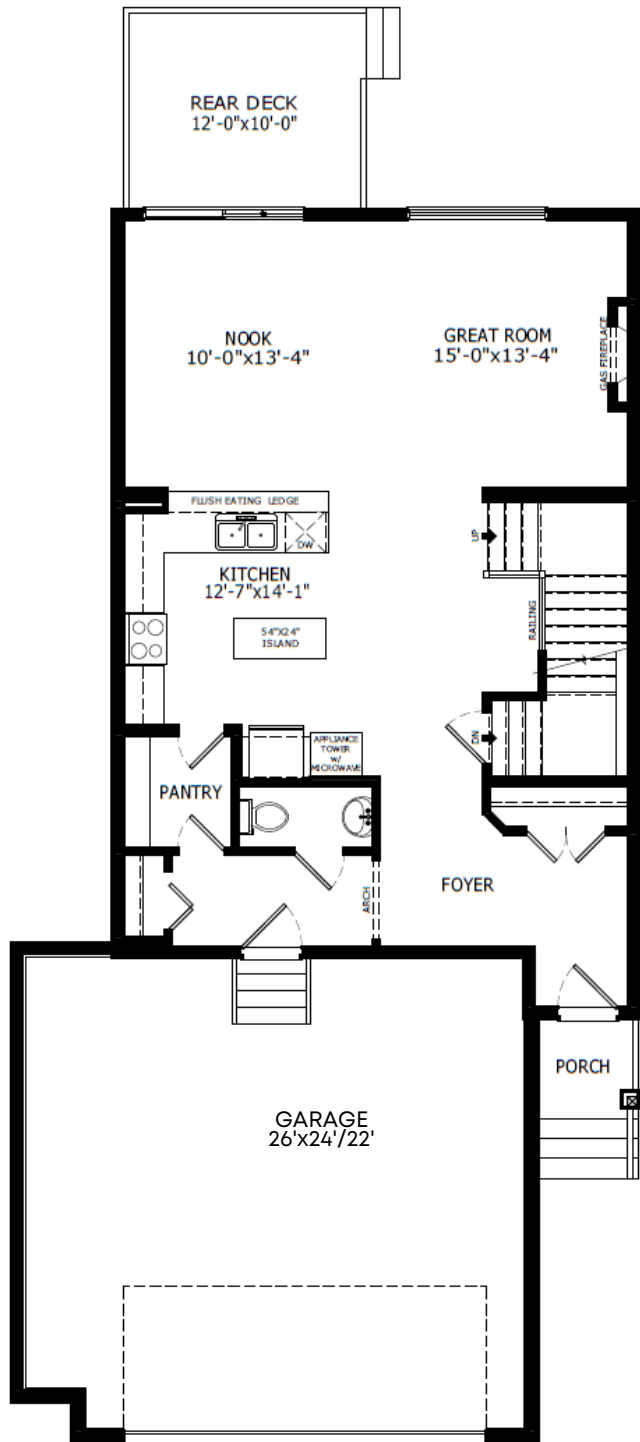
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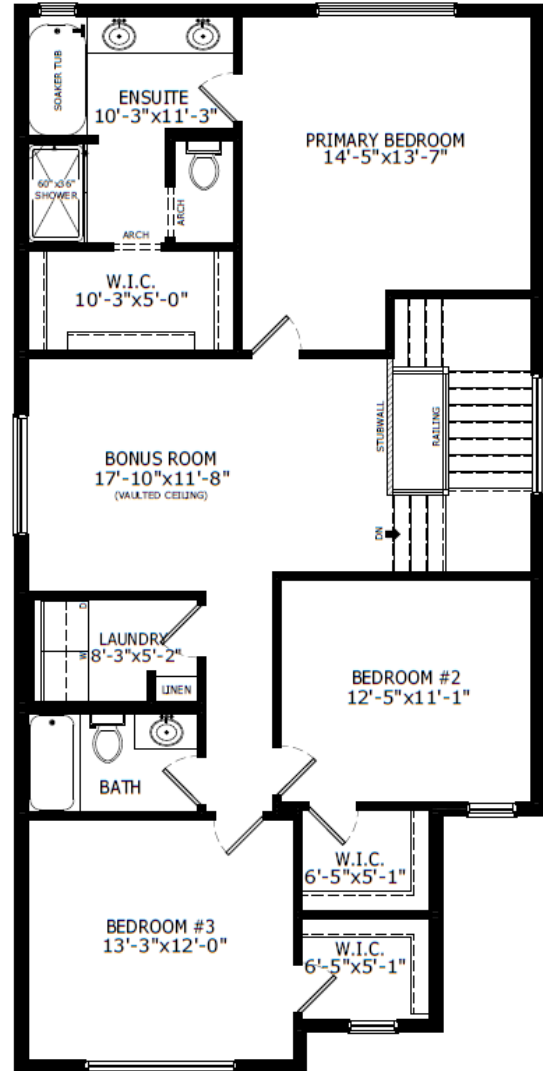
BIRKLEY 2

Sterling HOMES

A QUALICO Company



Main Level: 979 sq. ft.



Upper Level: 1201 sq. ft.