

\$1,079,900 - 2 Ranchers View, Okotoks

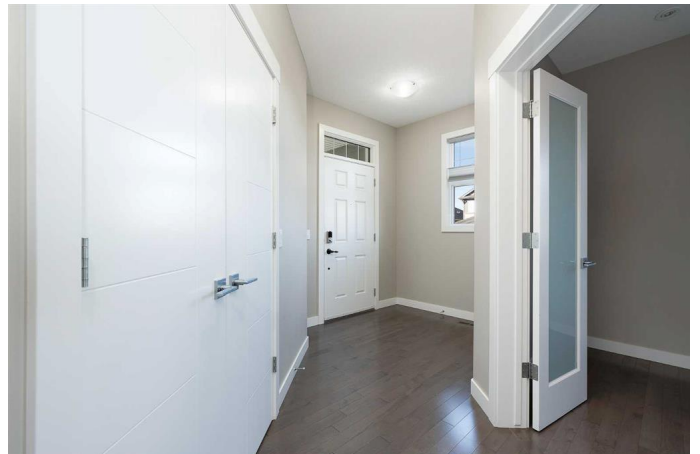
MLS® #A2206016

\$1,079,900

5 Bedroom, 4.00 Bathroom, 2,753 sqft
Residential on 0.18 Acres

Air Ranch, Okotoks, Alberta

Located in Air Ranch in picturesque Okotoks, this breathtaking 4+1 bedroom home offering over 3700 sq ft of luxurious living space, backs onto a pond & walking trails. The main level presents hardwood floors, lofty ceilings & stylish light fixtures, showcasing a spacious living room anchored by a floor to ceiling fireplace & dining area with ample space to host a family gathering or elegant dinner party. A stunning kitchen is open to the living & dining areas & is tastefully finished with quartz counter tops, large island/eating bar, an abundance of storage space (including pantry) & a stainless steel appliance package. Tucked away off the foyer, is a private den/office “perfect for a home office set-up. A mudroom & 2 piece powder room complete the main level. The second level hosts a bonus room, 4 generously sized bedrooms, a 4 piece bath & laundry room with sink & storage. The primary retreat boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Basement development includes a comfortable family room with dry bar, flex space, fifth bedroom & 4 piece bath with steam shower. Other notable features include 2 A/C units, 2 furnaces, hot water on demand, Sonos system, built-in speakers & security camera. Outside, enjoy the beautiful back yard with deck, patio with 2 gas lines for a BBQ & firetable, handy storage shed & low maintenance astro-turf, backing onto a tranquil pond & walkway. Parking is a breeze with a triple attached heated front



garage. All amenities are close by in lovely Okotoks, including shopping, schools, restaurants & quaint cafes!

Built in 2015

Essential Information

MLS® #	A2206016
Price	\$1,079,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,753
Acres	0.18
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2 Ranchers View
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0P4

Amenities

Parking Spaces	3
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave,

	Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	5
Zoning	TN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.