

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

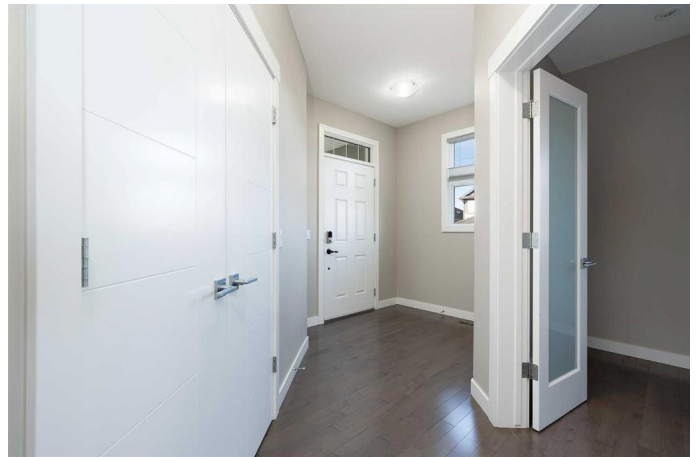
MLS® #A2206016

**\$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 | 9                |
| Zoning         | TN               |

## Listing Details

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

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