

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

MLS® #A2206016

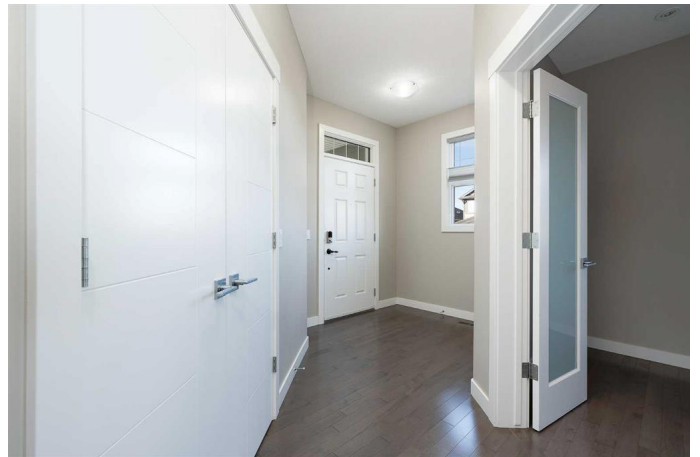
**\$1,079,900**

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	12
Zoning	TN

## Listing Details

Listing Office	RE/MAX First
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