

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

MLS® #A2206016

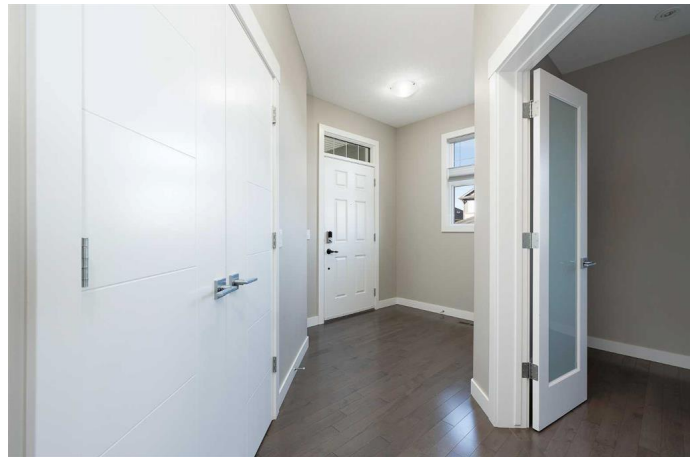
\$1,079,900

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 Baywest 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, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Chandelier, Wired for Sound |
|-------------------|--|

| | |
|-----------------|--|
| Appliances | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge |
| 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, No Neighbours Behind, Underground Sprinklers, Lawn |
| Roof | Asphalt Shingle |
| Construction | Brick, Composite Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 40 |
| Zoning | TN |

Listing Details

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

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