

# \$945,000 - 192 Ranch Road, Okotoks

MLS® #A2211826

**\$945,000**

3 Bedroom, 3.00 Bathroom, 1,620 sqft

Residential on 0.12 Acres

Air Ranch, Okotoks, Alberta

Experience the pinnacle of luxury living in this breathtaking, fully finished walk-out bungalow, ideally located in one of Okotoks' most prestigious communities. From the moment you step inside, you'll be captivated by the soaring 10-foot ceilings. The spacious living room and bright kitchen include quality finishes, top appliances, and plenty of storage to keep things organized. In the spacious living room and modern, light kitchen, you'll find high-end finishes, top-quality appliances, abundant cabinetry and extra storage to keep everything beautifully organized. The main floor features a grand entrance, a spacious second bedroom, a versatile office/den, and a private primary retreat complete with a spa-inspired ensuite and a large walk-in closet. 9-Foot ceilings continue throughout, enhancing the feeling of openness and sophistication. The fully developed walk-out basement is a true entertainer's paradise, also showcasing 9-foot ceilings, a large bedroom, a beautifully appointed 3-piece bathroom, a games and recreation area with a pool table, and a stylish lounge space. Step outside to a beautifully landscaped backyard oasis with a charming pergola and direct access to pathways and green space — perfect for enjoying the outdoors. Crafted with both elegance and durability in mind, the exterior is clad in premium Hardie board siding and features triple-pane windows throughout for superior energy efficiency and year-round comfort, and bonus Gemstone Lights for



added charm. Luxury, comfort, and an suburb location – this is a rare offering for the most discerning buyer. You’ll enjoy close proximity to top-rated schools, boutique shopping, dining, golf courses, and all the amenities that make Okotoks such a desirable place to live. \*\*\* Be sure to check out the virtual tour for an immersive experience. And don’t hesitate to book a showing to see it in person!\*\*\*

Built in 2017

**Essential Information**

MLS® #	A2211826
Price	\$945,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,620
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	192 Ranch Road
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0P3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	10
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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