

\$925,000 - 2 Ranchers Bay, Okotoks

MLS® #A2214707

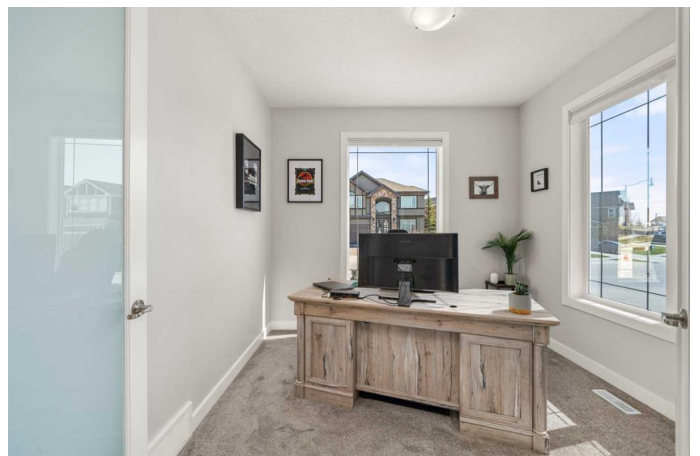
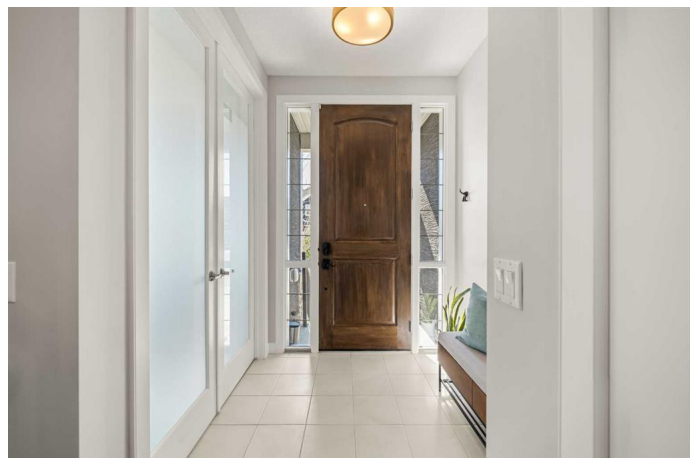
\$925,000

5 Bedroom, 4.00 Bathroom, 2,341 sqft

Residential on 0.16 Acres

Air Ranch, Okotoks, Alberta

Welcome to this gorgeous, fully finished, upgraded, former show home located in a quiet cul de sac. This stunning home features over 3,266 sq ft of developed space. As you drive up to the home you will be impressed with its great curb appeal. This ambience continues as you step inside and are welcomed by an abundance of natural light, 8 ft doors on the main floor and gorgeous flooring. There is a main floor office with dual aspect windows - perfect for anyone working from home! The spacious living room has a feature wall, modern fireplace and is a great place to relax after a long day. The impressive kitchen has lots of cabinets, gleaming quartz counters, huge island, upgraded stainless steel appliances and a pantry. Entertain in the dining room or step outside onto the west facing deck for a BBQ. Completing this floor is a mud room and half bathroom. Upstairs are 3 good sized bedrooms. The huge primary bedroom has a walk in closet and features a 5 piece ensuite with separate vanities with quartz counters, an oversized tiled shower and a stand alone tub. There is a huge bonus room with feature wall and built in desk. Completing this level is a 4 piece family bathroom and a useful upstairs laundry. The fully finished basement has large bedroom #4 with a 3 piece ensuite featuring a large vanity and a lovely tiled shower. There is a gym with gym flooring or bedroom #5 if you require it and a huge flex/storage room too. This home is situated on a large lot and benefits from an



irrigation system, Great Mountain views and Central Air Conditioning. This home shows beautifully and is located just a quick walk to playparks and shopping. View 3D/Multimedia/Virtual Tour.

Built in 2019

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214707 |
| Price | \$925,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,341 |
| Acres | 0.16 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2 Ranchers Bay |
| Subdivision | Air Ranch |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 0P2 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, |
|-------------------|---|

| | |
|-----------------|---|
| | Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Stone Counters |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Rain Gutters |
| Lot Description | Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Level |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 4 |
| Zoning | TN |

Listing Details

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

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