

# \$925,000 - 2 Ranchers Bay, Okotoks

MLS® #A2214707

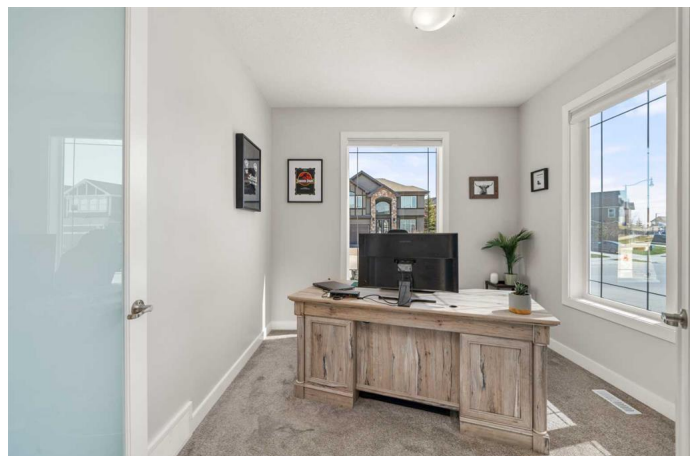
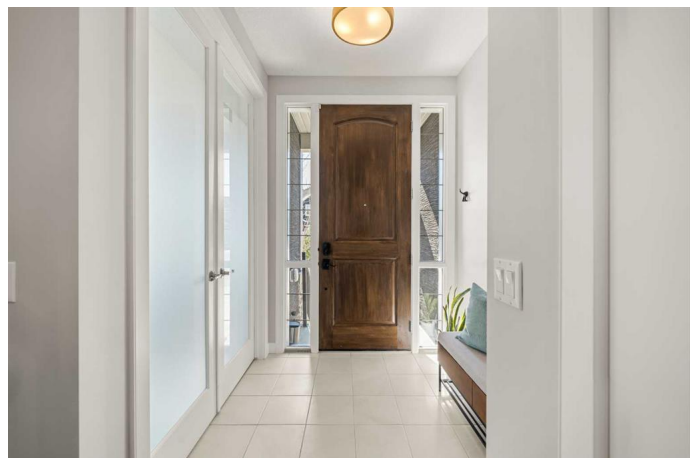
**\$925,000**

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,
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	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	9
Zoning	TN

## Listing Details

Listing Office	RE/MAX First
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