



**30 Ranchers Crescent
Okotoks, Alberta**

MLS # A2291682



\$975,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,702 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Attached, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Back Lan		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 80
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: refrigerator, electric stove, dishwasher, microwave hoodfan, upright freezer, security system hardware, central AirConditioning, water softener, window coverings, garage remote(s), washer, dryer, boot rack in mudroom

Welcome to Air Ranch, one of Okotoks's most desirable communities. This beautifully maintained two-storey home offers four bedrooms, and a rare heated quad garage with a tandem third bay. (With approximately 876 sq. ft. of garage space, car enthusiasts and hobbyists will appreciate the tandem bay, complete with drains for washing, a sink, insulated doors, a separate ventilation fan for working on cars, and wiring for 220V.) Situated on a quiet street backing directly onto green space, pathways, and a playground, the location is ideal for families who value both privacy and connection to the outdoors. Inside, the main floor features a bright open layout with high ceilings and updated new vinyl flooring throughout. The kitchen is truly the heart of the home with two-tone cabinetry, granite countertops, updated backsplash, a raised eating bar, and a walkthrough pantry complete with built-ins and a coffee bar — an excellent setup for both everyday living and entertaining. The dining area and living room with gas fireplace overlook the backyard and open green space beyond. A main floor office or den, mudroom with great storage, and powder room complete the level. Upstairs you'll find a spacious bonus room with vaulted ceilings, convenient upper laundry, and three generous bedrooms including the primary suite featuring heated floors in the ensuite, dual sinks, quartz countertops, a soaker tub, and a large walk-in closet. The main upper bathroom also features quartz countertops and an extended vanity with plenty of storage. The fully finished basement adds even more living space with a large recreation room with a second fireplace, fourth bedroom, and full bathroom, making it perfect for movie nights, guests, or a home gym. During the basement development, extra spray foam insulation was added for improved comfort and efficiency. Recent updates

provide additional peace of mind, including new paint throughout the walls and baseboards (2025), new carpet (2025), a new refrigerator (2025), and a new hot water tank (2025). Additional features include central air conditioning, wiring for a hot tub under the deck, a dual-zone furnace, water softener, reverse osmosis to the fridge, and excellent storage throughout. Backing onto parks and pathways and located close to schools with quick access to Calgary, this home offers space, functionality, and a fantastic location in one of Okotoks's most sought-after neighbourhoods.