



**2 Ranchers Green
Okotoks, Alberta**

MLS # A2294332



\$886,400

| | | | |
|------------------|-----------------------------|---------------|-------------------|
| Division: | Air Ranch | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,067 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Corner Lot, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 58 |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s) | | |

Inclusions: Storage shed, Digital thermostat, TV Wall mounts, Wall mounted shelves, Garage shelving

Welcome to this beautifully maintained two-storey home in the highly sought-after community of Air Ranch in Okotoks. Offering over 2,900 sq ft of developed and air conditioned living space on a desirable 7300+ sq ft corner lot . This spacious home is fully loaded with thoughtful upgrades, a functional layout, and a sunny south-facing backyard. It is perfectly designed for comfortable family living and entertaining. Step inside to a bright and inviting main floor featuring an open-concept design with large windows outfitted with Hunter Douglas window treatments that flood the space with beautiful natural light. The spacious living room is anchored by a cozy gas fireplace, creating the perfect place to unwind. The kitchen is both stylish and practical, complete with a large island, granite counter tops, an upgraded stainless steel appliance package including a gas stove, a generous sized walk-through pantry, and ample elegant cabinetry, seamlessly connecting to the breakfast nook and providing easy access to the backyard. A convenient mudroom adds everyday functionality with a storage bench . Upstairs, you’ll find a generous bonus room outfitted with an inviting corner gas fireplace, making this an ideal place for a family hangout, media space, or playroom. There are three good sized bedrooms that offer beautiful mountain views. The primary suite provides a relaxing retreat with a spacious walk-in closet and a luxurious 5-piece ensuite featuring dual vanities, a soaking tub, and an elegant fully tiled shower and extra storage. A full 4-piece bathroom and convenient upper-level laundry that hosts front load washer and dryer and a convenient laundry sink that is accessible to the primary closet complete this floor. The builder designed and professionally developed basement expands your living space with a spacious recreation room featuring a custom

wet bar, an additional bedroom with a murphy bed, and a 3-piece bathroom making it a great space for guests or extra living space. The outside of the home is a standout feature allowing you to enjoy the fully fenced south-facing backyard showcasing a spacious two-tiered deck with a gas line for BBQ, ideal for summer gatherings and family fun and a shed for convenient storage of yard tools. The extra wide driveway offers an abundance of additional parking options. The spacious double attached garage is ideal for the car enthusiast, hobbyist, or organized homeowner, featuring epoxy floors, heavy duty overhead storage, and a custom Proslat wall organization. Extra bonuses include a Kinetico water softener and vacuflo central vacuum system. This fabulous home is located close to walking paths, parks, and all the great amenities, this home offers the perfect balance of space, comfort, and location. Don't miss your chance to see this one today.