



GRASSROOTS
REALTY GROUP

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44 Ranchers Way
Okotoks, Alberta

MLS # A2297179



\$969,900

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,782 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Make-up Air, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Silent Floor Joists	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: NA

Welcome to this exceptional, fully upgraded home in the heart of beautiful Okotoks—offering quality construction and opulent features. Designed with both style and function in mind. Upon entry, this home makes an immediate impression with its soaring vaulted entry and 9’ ceilings spanning all three levels, including the basement. The rear living and dining areas elevate the experience even further with impressive 10’ ceilings and expansive windows that flood the space with natural light, creating an open and inviting atmosphere. The chef-inspired kitchen is a true showpiece, featuring premium KitchenAid appliances, a Hansgrohe faucet, rift-cut white oak cabinetry with stacked uppers, a custom hood fan, and striking Viscount White granite waterfall countertops. A matching granite backsplash and custom fireplace surround tie the space together with a sophisticated finish. Thoughtful upgrades continue throughout, including 8’ interior doors on the main and upper floors, triple-pane casement windows, an oversized 8’ patio door, and sleek black spindle railings. Mirage white oak hardwood floors extend through the main level and staircase, adding warmth and timeless elegance. The home is illuminated by designer Kuzco lighting, backed by the 5-year Alberta New Home Warranty, while roller blinds throughout provide both privacy and style. Upstairs, you’ll find four generously sized bedrooms, a central bonus room, and the convenience of upper-floor laundry. The primary suite offers a private retreat with dual walk-in closets and plenty of space to unwind. The ensuite and bathrooms throughout the home are beautifully finished with fully tiled showers, a freestanding tub, high-end Toto and Moen fixtures, and full-height mirrors that enhance the sense of space. The lower level is partially developed with a completed 4-piece bathroom

and a fifth bedroom, while over 700 sq. ft. remains for your personal vision—complete with a wet bar rough-in, ideal for a future media room, recreation space, or home gym. Additional highlights include built-in ceiling speakers in the living room, Lutron Caseta smart lighting controls, and a double attached garage for year-round comfort and convenience.

Step outside to enjoy the expansive custom-built 18' x 26' cedar deck—perfect for relaxing or entertaining on warm summer evenings. This is a rare opportunity to own a meticulously upgraded, move-in-ready home in one of Okotoks' most desirable settings—without the delays of building from scratch.