



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**105 Lang Place
Okotoks, Alberta**

MLS # A2301740



\$1,059,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Many Trees, No Back Lane, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 50
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	TN
Foundation:	ICF Block	Utilities:	-
Features:	Pantry, Sump Pump(s)		

Inclusions: Pergola, Hot Tub, Shed(2), Solar Panels, Pool Table, TV wall mounts(mounts only), sauna, play structure

Experience refined country estate living in this exceptional custom-built home, ideally situated in the prestigious Air Ranch community. Set on an expansive 0.41-acre Pie lot—one of the largest in Okotoks—this remarkable property offers a rare blend of space, privacy, and natural beauty. The west-facing backyard is truly spectacular, surrounded by mature trees that create a private, park-like oasis—perfect for elegant outdoor entertaining or quiet evenings enjoying breathtaking sunsets. Positioned on a peaceful cul-de-sac, the property offers endless lifestyle possibilities, with ample space for RV parking, recreation, gardening, or seasonal outdoor features. It’s a setting that seamlessly balances tranquility with everyday convenience. Inside, the home showcases over 3,300 sq. ft. of thoughtfully designed and fully developed living space. The main level impresses with soaring vaulted ceilings and an open-concept layout, anchored by a warm and inviting gas fireplace. The beautifully renovated kitchen is both stylish and functional, featuring rich cabinetry with under-cabinet lighting, granite countertops, generous storage, and a well-appointed corner pantry. The upper level offers three spacious bedrooms along with a versatile bonus room—ideal as a private office, or elegant flex space. The primary suite is a true retreat, complete with double-door entry, a private west-facing balcony, a custom walk-in closet, and a luxurious 5-piece ensuite designed for relaxation. The fully finished lower level continues the home’s elevated feel with 9’ ceilings and the added comfort and convenience of motorized blinds. Recent system upgrades enhance both comfort and efficiency, including new furnaces, humidifiers, new central air conditioning units, hot water on demand, and solar panels—delivering modern performance with

long-term energy savings. Additional features include a heated oversized garage, a premium ICF foundation, underground sprinklers, upgraded window coverings, rear window film, a water softener, and a built-in vacuum system. An exceptional offering, this home includes a hot tub, sauna, pool table, two sheds, and a children's play structure—creating a true turnkey lifestyle opportunity. A distinguished property offering space, privacy, and elevated living in one of Okotoks's most desirable communities.