



GRASSROOTS
REALTY GROUP

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**31 Ranch Road
Okotoks, Alberta**

MLS # A2305413



\$929,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Air Ranch | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,820 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Aggregate, Garage Faces Front, Heated Garage, In Garage Electric Vehicle C | | |
| Lot Size: | 0.32 Acre | | |
| Lot Feat: | Back Yard, Creek/River/Stream/Pond, Gazebo, Landscaped, Lawn, Many Tre | | |

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|--------------------|---|-------------------|-------|
| Heating: | Boiler, In Floor | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 50 |
| Basement: | None | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | TN |
| Foundation: | Slab | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Recessed Lighting, Wood Windows | | |

Inclusions: tire rack, shelves in garage,

Welcome to 31 Ranch Road in Okotoks—an exceptional custom-built home that perfectly blends quality craftsmanship, thoughtful design, and modern comfort. This stunning property features a massive 22' x 40' quadruple garage, complete with in-floor heating, a durable polyaspartic floor coating (2021), a 200-amp electrical panel, and wired for 240V—ideal for hobbyists, car enthusiasts, or anyone needing premium workspace and the attic above the garage includes a dedicated storage area. Inside, the home offers 3 bedrooms and 2.5 bathrooms, highlighted by a beautifully designed kitchen with built-in appliances, Corian countertops, and integrated sinks. Brazilian pecan engineered hardwood floors run throughout, complemented by in-floor heating across the entire home for year-round comfort. The main floor includes two spacious bedrooms connected by a convenient Jack and Jill bathroom, along with stunning wood-framed windows that bring warmth and natural light into the space. Upstairs, you'll find a versatile loft/office area and a private primary retreat featuring built-in closets and a well-appointed ensuite. Step outside to a huge, private yard surrounded by mature trees, offering a peaceful and secluded setting. Enjoy outdoor living with a charming gazebo, an attached shed for added storage, and a lovely creek running through the property—creating a truly serene and picturesque backdrop. The driveway, walkway and front porch are recently renewed in 2022 with aggregate concrete. The permanent holiday lighting system ensures atmosphere year round. This one-of-a-kind home offers a rare combination of high-end finishes, functional design, and an incredible garage space—all in a desirable Okotoks location.