



**2 Ranchers Green
Okotoks, Alberta**

MLS # A2311245



\$849,900

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:	Cement Fiber Board, 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 upgraded two-storey home located in the prestigious community of Air Ranch in Okotoks. Situated on a desirable 7,300+ sq ft CORNER lot, this fully air conditioned home offers over 2,900 sq ft of thoughtfully developed living space, a functional family-friendly layout, and a sunny south-facing backyard designed for both everyday living and entertaining. From the moment you step inside, you'll appreciate the bright and welcoming atmosphere created by expansive windows, elegant finishes, and Hunter Douglas window coverings throughout. The open-concept main floor seamlessly blends style and functionality, featuring a spacious living room anchored by a cozy gas fireplace, perfect for relaxing evenings at home. The kitchen is beautifully appointed with granite countertops, a large central island, upgraded stainless steel appliances including a gas stove, abundant cabinetry, and a generous walk-through pantry that conveniently connects to the mudroom complete with built-in storage bench. The adjoining dining area overlooks the backyard and provides direct access to the outdoor living space. Upstairs, the spacious bonus room offers a warm and inviting retreat with a corner gas fireplace, making it the ideal space for movie nights, a playroom, or family gatherings. Three generously sized bedrooms complete the upper level, including a stunning primary suite featuring mountain views, a walk-in closet, and a luxurious 5-piece ensuite with dual vanities, a soaker tub, fully tiled shower, and additional storage. A full 4-piece bathroom and an upper-level laundry room with front-load washer and dryer, laundry sink, and direct access to the primary closet add exceptional convenience. The professionally developed basement, completed by the builder, extends the home's versatility with a spacious recreation area,

custom wet bar, an additional bedroom featuring a Murphy bed, and a 3-piece bathroom that is perfect for guests, teenagers, or entertaining. Outside, the fully fenced south-facing backyard is designed for enjoying summer days, featuring a spacious two-tier deck with gas BBQ hookup, plenty of room for gatherings, and a storage shed for added convenience. The extra-wide driveway provides ample additional parking, while the double attached garage is a standout feature with epoxy flooring, heavy-duty overhead storage, and custom Proslat wall organization, ideal for hobbyists or anyone who values a well-organized workspace. Additional highlights include a Kinetico water softener, Vacuflo central vacuum system, and an unbeatable location close to parks, walking paths, schools, and amenities. This exceptional Air Ranch home offers the perfect combination of comfort, space, and lifestyle in one of Okotoks's most desirable communities.