



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1034 Ranch Road
Okotoks, Alberta

MLS # A2326274



\$799,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,139 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Greenbelt, Lawn, No Back		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: n/a

Welcome to this beautifully fully finished two-story home in Air Ranch, Okotoks, backing onto a walking path and overlooking a peaceful natural reserve with a tranquil pond to stroll around. Steps away from an environmental reserve, you'll love the quiet privacy and scenic views from every angle. Step outside to your sunny south backyard, professionally landscaped and designed for outdoor living. Enjoy a large 2-tier composite deck, a relaxing hot tub, and a charming stone patio—perfect for summer gatherings and year-round enjoyment. Inside, the bright open-concept main floor features 9' ceilings and is anchored by a stunning kitchen with a large island, granite countertops, stainless steel appliances, and a convenient walk-through pantry. The main floor also offers beautiful rich hardwood floors, a spacious living room with a corner gas fireplace, and a main floor office/den ideal for a work-from-home lifestyle. Upstairs, you will find 3 spacious bedrooms including the primary suite, a generous bonus room, upper-floor laundry, and an impressive large balcony where you can take in the breathtaking views of the natural reserve. The basement is fully finished and offers exceptional flexibility, including a huge bedroom, 4-piece bathroom, a large family room, and a big storage room. Additional features include central air conditioning for year-round comfort and a double attached garage for added convenience. If you're looking for space, comfort, and nature at your doorstep, this exceptional Air Ranch home is a must-see!