



GRASSROOTS
REALTY GROUP

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44 Ranchers Way
Okotoks, Alberta

MLS # A2337150



\$955,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,815 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Open Floorplan, Pantry, Wired for Sound		

Inclusions: N/A

Welcome to 44 Ranchers Way, an impressive home in the sought-after community of Air Ranch in Okotoks, offering a highly functional layout, extensive upgrades, and a beautiful west-facing backyard on a traditional lot. From the moment you enter, the vaulted foyer and 9' ceilings create an immediate sense of space, while the rear living and dining areas feature soaring 10' ceilings and expansive **triple-pane windows** that fill the home with natural light while adding comfort and efficiency. Beautiful hardwood flooring, 8' interior doors, upgraded lighting, and built-in sound add to the polished feel throughout. The kitchen is a true showpiece, featuring a stunning granite waterfall island, matching granite backsplash, high-end stainless steel KitchenAid appliances, built-in microwave, gas stove, and a beautiful wood hood fan that completes the space. The same granite detailing carries into the powder room for a cohesive designer finish. Just off the main living area is an excellent den or office space that can easily serve as a flex room depending on your needs. The living room is anchored by a gas fireplace with a dramatic **floor-to-ceiling granite surround**, creating an impressive focal point for the space. Upstairs offers **four generously sized bedrooms**, a large central bonus room, upper-floor laundry, and separate temperature control for added comfort. The spacious primary retreat features two full-size closets and a beautifully finished ensuite with a freestanding tub and tiled shower. The partially developed basement adds even more usable space with a **fifth bedroom, full bathroom, large windows, separate temperature control, and wet-bar rough-ins already in place**. A substantial portion remains undeveloped, giving you the freedom to create a theatre room, gym, games area, or additional family space. Outside, the home

continues to impress with an ****upgraded Hardie Board exterior**** and a west-facing backyard highlighted by an oversized custom cedar deck, providing an incredible setting for summer evenings, outdoor dining, and entertaining. With five bedrooms, multiple living spaces, a double attached garage, triple-pane windows, built-in sound, durable upgraded exterior finishes, and thoughtful upgrades throughout, 44 Ranchers Way offers an exceptional combination of style, comfort, and future potential in one of Okotoks's most distinctive communities.