



GRASSROOTS
REALTY GROUP

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**21 Ranch Road
Okotoks, Alberta**

MLS # A2342649



\$1,089,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,448 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.41 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Many Trees, Rectangular Lot		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 51
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Vinyl Windows		

Inclusions: swimming pool and operating equipment

"" OPEN HOUSE: SUNDAY, SEPT. 27, 12:00 - 2:00 PM "" Excellent family home (4 upper bedroom plan) on a quiet .41 acre lot with updated and well maintained pool (new liner), basketball/tennis court, fully developed and updated family home. New basement development, upgraded flooring, landscaping, refurbished patio and deck, two new sump pumps, furnace serviced and heat ducts cleaned this year. New garage doors ordered and to be installed Sept. 22. Elegant country estate living in this exceptional custom-built home, ideally situated in the prestigious Air Ranch community One of the largest lots in Okotoks—this remarkable property offers a 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 outdoor entertaining (for your kids, their friends or your personal quiet evening enjoyment, the privacy and serenity of your oasis backyard. Quiet, peaceful cul-de-sac, the property offers endless lifestyle possibilities, with ample space, recreation, gardening, or seasonal outdoor features. It's a serenity lifestyle setting. Inside this elegant residence, the home showcases over 3200 sq. ft. of custom designed and fully developed elegance. The main level presents with an open-concept layout, great room with a warm and inviting gas fireplace. Main floor den. The beautifully appointed kitchen is functional, featuring rich cabinetry with granite countertops, generous storage, and a spacious pantry cabinet. An extra flex room (formal dining, second living room). The upper level offers four spacious bedrooms along with the huge primary bedroom and elegant 5 piece ensuite which is a true retreat, complete with double-door entry, a large walk-in closet, second 4 pce. bathroom for the children. The newly finished lower level

continues the home's quality feel with added comfort and conveniences. Recent system upgrades enhance both comfort and efficiency, including roof (2019) Additional features include an attached triple garage. . An exceptional offering, this home creates a true turnkey lifestyle opportunity. A distinguished property offering space, privacy, and elevated living in one of Okotoks's most desirable communities.