



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3 Ranchers Way
Okotoks, Alberta**

MLS # A2344142



\$879,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,736 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	None		

Welcome to ****3 Ranchers Way** in sought-after Air Ranch, Okotoks—a beautifully designed 2-storey home offering ****2,733 sq ft** of bright, spacious living** with 4 bedrooms, a walk-out basement and an incredible setting for family life. From the moment you step inside, the impressive sense of space stands out. ****Soaring ceilings, expansive windows and beautiful laminate flooring**** create a bright and welcoming atmosphere, while the open-concept design makes this home equally suited to everyday living and entertaining. At the heart of the home is a stunning kitchen designed to bring everyone together. Featuring ****quartz countertops, stainless steel appliances, a gas cooktop, built-in oven and microwave, generous cabinetry and excellent pantry space****, it opens seamlessly to the spacious living area where oversized windows fill the home with natural light. Upstairs, the ****primary retreat**** offers a peaceful escape with a large walk-in closet and luxurious ****5-piece ensuite featuring dual sinks****. Three additional bedrooms provide plenty of room for children, guests or a home office, while convenient upper-level laundry makes everyday life that much easier. The ****unfinished walk-out basement**** is filled with natural light from its large windows and offers outstanding potential to create even more living space—whether you envision a family room, home gym, theatre, additional bedrooms or a space designed entirely around your lifestyle. Step outside to a ****fully fenced backyard surrounded by mature trees****, complete with a deck and fire pit for summer evenings, entertaining friends or simply relaxing at home. An ****oversized double attached garage**** adds valuable parking, storage and everyday convenience. Located in the distinctive community of ****Air Ranch****, with schools, parks, pathways, golf and the many shops, restaurants and amenities of Okotoks close by, this

is a home that delivers ****space, comfort and room to grow—inside and out****.