



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**32 Ranchers Place
Okotoks, Alberta**

MLS # A2347996



\$875,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,148 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Paved, Treed, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 75
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s), Wet Bar

Inclusions: Basement TV bracket; underground sprinkler system; attached garage shelving and built-ins; and shed. Negotiable: Two mirrors and rod in the basement family room.

Welcome to this beautiful four-bedroom home, ideally situated on a generous 7,036 sq. ft. lot in the prestigious Air Ranch community of Okotoks. Tucked into a quiet, peaceful cul-de-sac and surrounded by estate homes, parks and pathways, this property offers an exceptional combination of comfort and luxury. From the moment you arrive, you'll be impressed by the home's curb appeal, featuring a concrete driveway, acrylic stucco, stone and distinctive trim detailing that create a timeless and elegant exterior. The inviting main floor is filled with natural light and features a private front den and a spacious living room with a gas fireplace and beautiful backyard views. At the heart of the home is a thoughtfully designed kitchen featuring granite countertops, a large centre island and walk-in pantry. The adjoining dining area is surrounded by windows, creating a bright and welcoming space for everyday living and entertaining, with direct access to the rear deck. The professionally landscaped backyard is designed to be enjoyed throughout the seasons. The two-tiered deck (27' x 15') provides plenty of space for outdoor dining and lounging, complemented by a gas BBQ connection, an oversized iron fire bowl with an exposed aggregate patio surround, garden shed, mature landscaping and underground irrigation. Upstairs, the spacious primary retreat features a gas fireplace, an impressive walk-in closet with a built-in island, and a luxurious ensuite with dual sinks, soaker tub, large tiled shower and private water closet. Two additional bedrooms, a full bathroom and a convenient laundry room complete the upper level. The fully developed lower level extends the living space with a recreation room and wet bar, fourth bedroom and full bathroom—ideal for guests, teenagers or extended family. The fourth

bedroom is currently used as a home gym. The oversized double attached garage (23'6" x 20'11") is insulated and drywalled, offering additional storage and a practical mudroom area. Offering a peaceful estate setting while remaining just minutes from schools, parks, recreation, golf, river pathways, shopping and everyday amenities, this is a wonderful opportunity to enjoy the distinctive lifestyle and setting of Air Ranch.