



GRASSROOTS
REALTY GROUP

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**152 Ranch Road
Okotoks, Alberta**

MLS # A2348369



\$968,900

Division:	Air Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,613 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Subfloor, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Bar Dishwasher

Mountain views meet meticulous care in this beautifully maintained raised bungalow in Air Ranch! As you approach you can't help but notice the exceptional curb appeal complemented by low maintenance landscaping, timeless craftsman charm and durable hardie board siding. Step inside and you are greeted by a spacious and inviting entry that immediately sets the tone for this beautifully designed home. The main floor offers a wonderful balance of comfort and style, with two bedrooms, a dedicated office and a warm, welcoming living space with large windows that flood the home with natural light. The kitchen has been thoughtfully enhanced with a contrasting island countertop. Rich cabinets and stainless steel appliances are beautifully balanced by an open and airy dining and living space. The primary suite offers a peaceful retreat with a custom walk-in closet and a statement custom barn door leading into the upgraded ensuite complete with a luxurious steam shower. The main floor office is both stylish and functional complete with another set of custom reclaimed wood barn doors to allow for privacy. The laundry room has also been upgraded with additional storage. A powder room and a 4 piece bathroom for guests complete the main level and new window coverings throughout complete the look. The lower level is an extension of the home's living and entertaining space, featuring a large third bedroom, wet bar and expansive entertainment area with plenty of room to gather, relax and enjoy. A dedicated additional area offers flexibility for a gym, hobby space, playroom or whatever best suits your lifestyle. Step outside and the setting becomes even more impressive. The beautifully landscaped west-facing backyard offers a private outdoor retreat with no neighbours behind you and stunning mountain views. A motorized awing ensures comfort to take in the

sunset regardless of the weather, while Trimlights add beautiful ambiance to the home year round. The oversized heated double garage offers plenty of room for vehicles, storage and all the extras that come with Alberta living, complemented by a new garage door. Meticulously maintained and thoughtfully upgraded throughout, this is a home where every detail has been considered, creating a space that is easy to love and even easier to call home. The Air Ranch community offers numerous walking paths, beautiful ponds, and a new commercial area for added convenience. Don't miss your chance to own a rare bungalow in a highly sought after neighbourhood in Okotoks! Call your favourite realtor and book a showing today!