\$1,144,900 - 42 Ranchers Green, Okotoks

MLS® #A2221005

\$1,144,900

6 Bedroom, 4.00 Bathroom, 2,783 sqft Residential on 0.25 Acres

Air Ranch, Okotoks, Alberta

Tucked into a quiet pocket of Air Ranch, backing onto a professionally maintained community green space and tastefully rejuvenated with timeless flair, this is an opportunity you can't afford to miss! The elevated composite front porch and Gemstone architectural lighting welcome you before you've even stepped through the custom front door. What did you notice first? Was it the fresh paint and beautiful engineered hardwood flooring, or the spacious entry? Sometimes you don't appreciate an entryway like that until realizing you didn't spill into the living room while you're still trying to take your shoes off. Then again, you might not notice until it's time to leave because in a few more steps this home will knock your socks off. The living room? Twenty feet of floor-to-ceiling stone masonry extend from the gas fireplace for warmth and two layers of huge windows draw incredible natural light. The kitchen? Completely redesigned with dual Monogram wall ovens, six-burner gas CafA© cooktop, Frigidaire Professional refrigerator, and a huge island configured to maximize storage but four foot spacing between counters make the area feel even larger than it already is. The dining area? Never worry about offering a few last minute invite's to holiday dinner again. The backyard is where things get really difficultâ€l Do you lounge in the shaded nook on the stamped concrete patio? Or do you settle around a fire at the back of the property? Or does everyone







hangout in the cedar gazebo thats over 250sqft? Hopefully the 16ft x 12ft shed can store everything you need… Big family or in need of another designated room or two for hobbies and passion projects? There are a total of six bedrooms to choose from. Six?! The primary bedroom upstairs has a fully renovated ensuite with walk-in closet and heated floors/towel bar. Plus there are two more bedrooms and a full bathroom. The lower level is where you'II find the other three bedrooms and yet another full bathroom. Where will people hangout? If the stylish main floor office and those twenty foot ceilings in the living room get boring, then you have the isolated bonus room upstairs. However, you may find the massive wet bar beside the lower level media room a tad more convenient. What else can there be? Well, there's the renovated mudroom with built-ins which is the perfect location for laundry. Oh and the pocket bathroom beside it is also refreshed. Then there's the ~27ft x 25ft heated garage that's so big it doesn't feel right to refer to it as a… Wait! Why haven't you booked a showing yet?

Built in 2009

Essential Information

MLS® # A2221005 Price \$1,144,900

Bedrooms 6

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,783

Acres 0.25

Year Built 2009

Type Residential

Sub-Type Detached

Style 2 Storey
Status Active

Community Information

Address 42 Ranchers Green

Subdivision Air Ranch
City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 0G6

Amenities

Amenities Snow Removal

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Heated

Garage, Insulated, Oversized, Secured, Workshop in Garage, Additional Parking, Concrete Driveway, Front Drive, Garage Faces Front, See

Remarks

of Garages 2

Interior

Interior Features Bar, Built-in Features, Central Vacuum, Closet Organizers, Double

Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet

Bar

Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Range Hood,

Washer, Window Coverings, Built-In Refrigerator, Oven-Built-In, Gas

Cooktop

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Lighting

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac,

Front Yard, Landscaped, Level, No Neighbours Behind, Dog Run

Fenced In, Gazebo, Pie Shaped Lot

Roof Asphalt

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 32 Zoning TN

Listing Details

Listing Office Charles

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