

\$739,900 - 210 Ranch Road, Okotoks

MLS® #A2154999

\$739,900

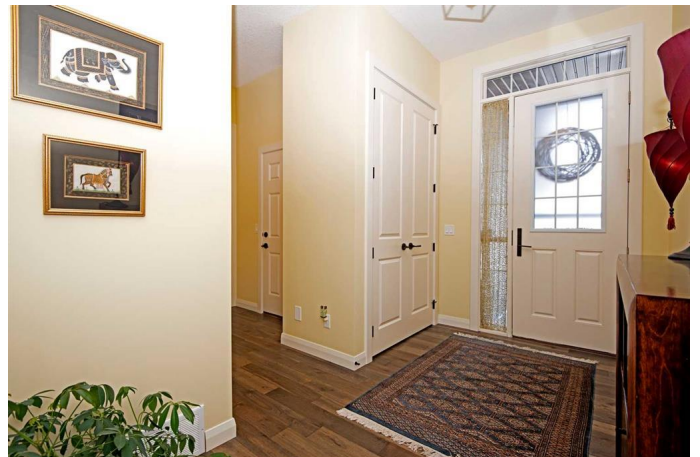
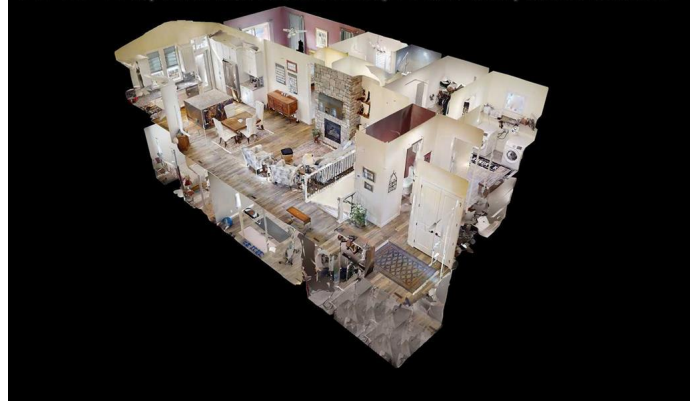
3 Bedroom, 3.00 Bathroom, 1,415 sqft
Residential on 0.14 Acres

Air Ranch, Okotoks, Alberta

COME VIEW THE 3D TOUR & MORE - Click on the Multimedia/Virtual Tour Button! Immaculate and upgraded AIR CONDITIONED bungalow, backing to the walking path system in super popular Ranchers Rise at Air Ranch! Beyond the recently installed exterior screen door, step inside and admire the 10' ceiling that becomes a vaulted ceiling in the main living areas. Fabulous light fixtures enhance the feel of quality, as does the pristine engineered hardwood flooring that runs through much of the main level. Cozy living room has a feature gas fireplace with floor to ceiling stone. The dining area is huge and is open plan with the dream kitchen, which has white perimeter cabinets and darker tone pot and pan drawers under the island. Granite countertops galore - there's no shortage of food preparation space here! High end Kitchen Aid, Faber and Wolf appliances! The Primary bedroom is an absolute delight, can easily accommodate a king size bed and has a sliding glass door that leads out onto the deck. You will love the sumptuous 5-pc en-suite with its topmount sinks and the massive walkthrough closet that conveniently links to the laundry room! An upgraded half bathroom completes this level. Take the grand staircase down to the fully finished basement, where you will find near 9' ceilings! There's a massive family/recreation room with a wet bar and two large bedrooms, each with a walk-in closet. The 4-pc basement bathroom is also upgraded throughout. The



For 3D Tour, click the multimedia/virtual tour/video button



utility room features masses of storage space and a new (Kinetico) water softener. Outside, you'll appreciate the massive full width and privacy screened deck (with a gas BBQ hook up) where you can enjoy the sunny South West exposure. The deck has steps down to the fully fenced and landscaped yard (complete with raised planters) that has a gate out to the walking path system. The HEATED and oversized (24' x 23') double attached garage has an area that could be used as a workshop. Terrific value here - Make it yours!

Built in 2018

Essential Information

MLS® #	A2154999
Price	\$739,900
Sold Price	\$738,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	210 Ranch Road
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0P2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Front Yard, Lawn, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2024
Date Sold	August 4th, 2024
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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