

\$1,049,900 - 162 Ranch Road, Okotoks

MLS® #A2171885

\$1,049,900

3 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.16 Acres

Air Ranch, Okotoks, Alberta

* PRICE ADJUSTMENT* PLEASE ENJOY THE VIDEO ATTACHED TO THIS LISTING and PREPARE TO BE WOWED! Welcome to your dream home! This exquisite 3-bedroom, 2.5-bathroom detached walk-out bungalow offers an unmatched blend of luxury and comfort. Located in a highly sought-after area of Okotoks, with magnificent mountain views, this property enjoys the perfect blend of nature and convenience, backing onto the green space of Okotoks Airport Runway.

Step inside to be greeted by high ceilings and a seamless flow engineered hardwood throughout the upstairs kitchen and living area, complemented by a welcoming two-sided fireplace that artfully connects the living room and primary bedroom. The master suite is a sanctuary in itself, featuring a walk-in closet and a luxurious en-suite. Dual Central AC is ideal for this sunny, bright west facing home. The triple garage is an added extension of immaculate detail in this home offering finished commercial flooring, heated and fully finished for all your vehicles, toys and sporting equipment.

Entertain or unwind on the expansive decks stretching the full width of the house, completed with durable composite. The upper deck boasts a partially covered area with motorized blinds on all three sides, offering shade and privacy. The lower deck provides another outdoor oasis, complete with a hot tub



for ultimate relaxation.

The immaculate backyard showcases a well-manicured lawn, a stone fire pit with a cozy gravel sitting area, and curbed stone edging that enhances its elegance. A fully fenced backyard with three gate entrances ensures privacy, while a six-zone sprinkler system maintains the lush greenery. A dedicated gravel dog run along the side of the house caters to your furry friends. Mountain views and sunsets await you in this tranquil property.

Enjoy proximity to highly rated schools and relish the marriage of metropolitan convenience with serene mountain vistas. With its spacious layout and stunning features, this home is the perfect retreat for families or anyone seeking a tranquil yet connected lifestyle. Don't miss the opportunity to make this exceptional property your forever home!

Built in 2015

Essential Information

MLS® #	A2171885
Price	\$1,049,900
Sold Price	\$990,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.16
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Sold
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Community Information

Address	162 Ranch Road
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	t1s0h1

Amenities

Parking Spaces	5
Parking	Triple Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), French Door, Wired for Sound
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Wine Refrigerator, Built-In Oven, Convection Oven, Disposal, Gas Range, Humidifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Dog Run
Lot Description	Back Yard, Front Yard, Lawn, Garden, Landscaped, Level, See Remarks, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	November 13th, 2024

Days on Market	34
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office The Real Estate District

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