

# \$1,149,900 - 194 Ranch Road, Okotoks

MLS® #A2190215

**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 3,055 sqft

Residential on 0.12 Acres

Air Ranch, Okotoks, Alberta

Welcome to your dream home! Nestled in the vibrant community of Air Ranch, this triple car garage, 4-bedroom, 4-bathroom masterpiece offers a perfect blend of comfort, style, and functionality. Boasting breath taking mountain views, this property is designed for both relaxation and entertaining. The main floor offers open-concept living and a cozy fireplace, and large windows to take in the stunning mountain vistas. You'll also find a charming dedicated dining space, and a private office space. In the kitchen, stainless steel appliances, ample cabinetry, oversized French door fridge, and a large centre island perfect for family gatherings. Just off of the kitchen, a large deck ideal for morning coffee or evening sunsets awaits you.

Upstairs offers four spacious bedrooms, each offering plenty of natural light and privacy. Each bedroom with access to a bathroom. The eye-catching primary suite provides 2 walk in closets, and an alluring ensuite.

The lower level offers a spacious walkout basement with endless possibilities—create a home theatre, gym, or living space while enjoying direct access to the backyard.

This property is a rare gem, offering luxury living with unparalleled views. Schedule your private showing today and make this house your home!



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2190215    |
| Price          | \$1,149,900 |
| Sold Price     | \$1,200,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,055       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 194 Ranch Road   |
| Subdivision | Air Ranch        |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S0G8           |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Parking Pad, Triple Garage Attached |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), Chandelier, French Door |
| Appliances        | Microwave, Refrigerator, Built-In Oven, Freezer, Garage Control(s), Gas Range, Gas Water Heater, Humidifier                                          |
| Heating           | Forced Air                                                                                                                                           |
| Cooling           | None                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished, Separate/Exterior Entry, Walk-Up To Grade                                                                                          |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Stucco                           |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | January 23rd, 2025  |
| Date Sold      | February 10th, 2025 |
| Days on Market | 15                  |
| Zoning         | TN                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.