

# \$1,199,900 - 84 Ranch Road, Okotoks

MLS® #A2213672

**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 2,986 sqft

Residential on 0.22 Acres

Air Ranch, Okotoks, Alberta

Discover the perfect harmony of refined interiors and natural beauty in this meticulously designed home, offering over 4,000 square feet of fully developed living space. Nestled in a prime location with no neighbouring properties at the front, this home offers exceptional privacy and a seamless connection to its tranquil natural surroundings. Thoughtfully upgraded and finished with premium upgrades throughout, every detail of this home reflects timeless elegance and comfort. The main level welcomes you with rich hardwood flooring, 9-foot ceilings, soft corners, custom millwork, and striking coffered ceilings. A stunning double-sided fireplace is a show piece in the open concept layout, creating a warm and inviting atmosphere. At the heart of the home lies a chef inspired kitchen, boasting granite countertops, quality wood cabinetry, a spacious central island with breakfast bar, and a walk-through pantry. The kitchen flows effortlessly into the dining nook and living room, and extends outdoors through sliding glass doors onto a beautifully crafted two tiered deck—perfect for summer entertaining and enjoying the serene mountain views. A versatile den provides the ideal space for a home office or reading room. A secondary family room, mudroom, and a stylish two piece powder room complete the main floor. Upstairs, a vaulted bonus room with custom built-ins offers a cozy and functional living area. The expansive primary suite is a true retreat, featuring a private sitting



area, walk-in closet, and a spa like ensuite with dual vanities, a deep soaker tub, and a separate walk in shower. Two additional bedrooms, a full bathroom, and an upper level laundry room enhance both comfort and convenience. The fully finished basement offers exceptional flexibility, featuring a fourth bedroom, a full bathroom, a spacious recreational area with another fireplace, and a barâ€”ideal for entertaining guests or enjoying quiet family nights in. Completing this remarkable home is a triple attached garage, air conditioning and an irrigation system. Noteworthy: shingles were replaced approximately seven years ago and new water tank installed within last two years. This is a rare opportunity to own a home where quality craftsmanship, superior design, and location come together flawlessly. Truly, a home that must be experienced from within!

Built in 2012

**Essential Information**

MLS® #	A2213672
Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,986
Acres	0.22
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	84 Ranch Road
Subdivision	Air Ranch

City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0G6

### **Amenities**

Amenities	None
Parking Spaces	6
Parking	Garage Faces Front, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Bookcases, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Storage
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	56
Zoning	TN
HOA Fees	58
HOA Fees Freq.	MON

**Listing Details**

Listing Office                    RE/MAX Real Estate (Mountain View)

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