

# \$949,000 - 1 Ranch Road, Okotoks

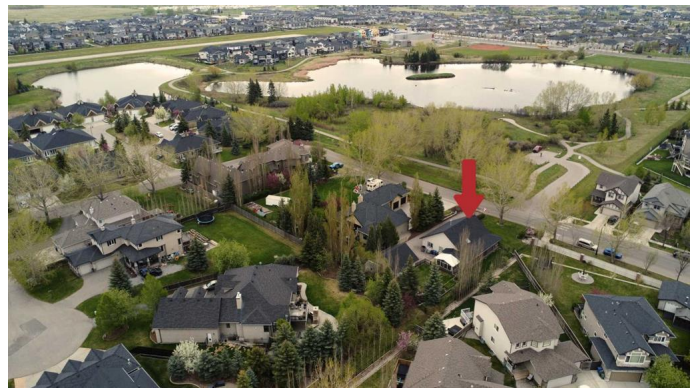
MLS® #A2222590

**\$949,000**

3 Bedroom, 3.00 Bathroom, 1,770 sqft  
Residential on 0.30 Acres

Air Ranch, Okotoks, Alberta

With over 3683 sq.ft. of living space, this charming bungalow in Air Ranch of Okotoks is nestled on a picturesque 0.3-acre lot, directly across from the Okotoks Wildlife Preserve and Walking Path. Step out your front door and enjoy tall trees, peaceful walking trails, nature views, and the serenity of one of the town's most sought-after communities. Thoughtfully designed with added touches such as crown mouldings and hardwood floors, the main floor offers 1770 sq. ft plus a three-season sunroom. It includes a spacious primary bedroom with ensuite, a generous home office, family room and formal dining space. The heart of the home is the bright, expansive kitchen that flows seamlessly into the sunroom—a standout feature you'll fall in love with for morning coffees, evening chats, and everything in between. The fully finished basement with newer carpets adds incredible versatility, with two additional bedrooms, a large rec room, flex space perfect for a games room, and a wet bar with full-size fridge—all ideal for entertaining guests or multi-generational living. Step outside to your private backyard oasis, filled with mature trees, vibrant perennials, thoughtful landscaping and peaceful privacy. The oversized double detached garage is heated and provides ample space for vehicles, hobbies, or storage. The yard was professionally landscaped by KC landscaping and features a custom flowerbed/retaining wall along the swale, sandstone rock decor along the rear, and



french drains that ensure your driveway is clear of ice in the winter. This home is full of character, history, and warmthâ€”and offers the rare combination of nature, space, and classic design all in one. Come see what life feels like in one of Okotoks' most iconic addresses: 1 Ranch Road.

Built in 2003

**Essential Information**

MLS® #	A2222590
Price	\$949,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,770
Acres	0.30
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1 Ranch Road
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1W8

**Amenities**

Amenities	Other
Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Crown Molding
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 19th, 2025
Days on Market	24
Zoning	TN

## Listing Details

Listing Office	RE/MAX Complete Realty
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