$800,000 - 57 Ranchers Way, Okotoks

MLS® #A2256165

$800,000

4 Bedroom, 3.00 Bathroom, 2,493 sqft
Residential on 0.11 Acres

Air Ranch, Okotoks, Alberta

~~ NEW LOWER PRICE ~~ OPEN HOUSE ~ 2-4 ~ SAT & SUN ~ Welcome home to this stunning, nearly new walkout home that is designed for modern family living and entertaining. At the heart of the home is a gorgeous kitchen with a large island, a separate pantry, and a family-sized walkthrough from the garage for easy everyday flow. The dining room boasts a striking feature wall (you can access the main level balcony from the dining room) and the living room is warmed by a showstopper gas fireplace with an included art frame TV. An office/flex room and a stylish 2-piece powder room complete this level. The upper level offers 4 bedrooms plus a bonus room (that divides the primary suite from the other 3 bedrooms) and is filled with thoughtful upgrades throughout. The primary suite is a true retreat with a luxurious 5-piece ensuite, walk in closet with room for a king sized bedroom set. This floor also features a 5-piece family bath, convenient laundry with a sink rough-in, and two of the bedrooms have walk-in closets. The unfinished walkout basement is bright and open, with a bathroom rough-in,a great utility area complete with a laundry tub. Additional highlights include a 50-gallon hot water tank, dual-zone furnace, main level flooring upgraded to showhome standards and the garage was bumped out an additional 2 feet â€“ so yes, your truck will fit! Outside, enjoy the thoughtfully landscaped backyard with a pergola, a fenced dog run,

and a gas line on the back deck for BBQs. Located in beautiful Air Ranch, with access to the walking/biking trails, schools, conveniently accessible main roads for commuting, this home combines style, function, and space for the whole familyâ€”move-in ready and waiting for you!

Built in 2022

Essential Information

MLS® #	A2256165
Price	$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,493
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	57 Ranchers Way
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S4C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Dog Run, BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, Front Yard
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	53
Zoning	TN

Listing Details

Listing Office	CIR 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.