

\$1,075,000 - 136 Ranch Road, Okotoks

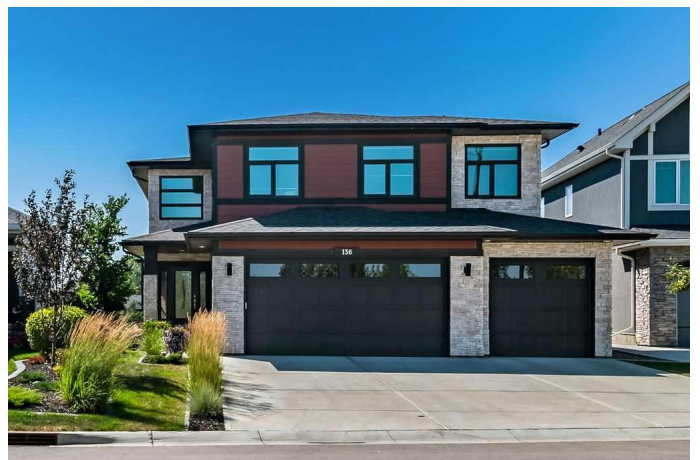
MLS® #A2200838

\$1,075,000

5 Bedroom, 4.00 Bathroom, 2,654 sqft
Residential on 0.20 Acres

Air Ranch, Okotoks, Alberta

This is a very special home, and a lot of thought was put into its design. It starts with the curb appeal - stand back and look at this place from the street - it's beautiful. Here are some of the highlights: The garage is 3 cars wide, but it is also 2 cars deep on the north side making it a 4-car garage. It is also heated and has a floor drain. The main floor is very spacious and is packed with upgrades including floor to ceiling cabinetry, a walnut island, quartz countertops with a waterfall island, beautiful appliances, a garbage disposal, an abundance of pot drawers, and a spacious pantry. The living room features a natural stone feature wall, cabinetry with a bar fridge, and best of all there are a ton of west exposed triple pane windows with beautiful views onto the air ranch and the mountains beyond. My favourite feature of the main floor is the sunroom. This sunroom is so beautiful, it is completely screened in which blocks any wind, it has a soaring vaulted cedar ceiling, pot lighting, and the owners rave about how much use they get out of this additional living space. There is also a main floor office with a custom built in desk, and a spacious mud room off the garage. The upper level is home to 4 bedrooms, the laundry room, a massive bonus room, and all of it must be seen to be appreciated. All these upper-level rooms are very spacious. The primary suite runs the width of the back side of the home, and the mountain views from here are breathtaking. The ensuite was thoughtfully designed, it



features twin sinks, a soaker tub, and a high-end glass panel shower with high end tile work. The walk-in closet is sure to accommodate the largest of wardrobes. The second upper level bathroom has a cheater door from one of the additional bedrooms, it also has twin sinks, and it also has a separate room for the tub, shower, and toilet - making it absolutely perfect for the kids to share efficiently. The lower level is completely developed adding another 1000 square feet of living space. Down here you will find the 5th bedroom, another full bathroom, and a very spacious living area that just feels great. Outside you will appreciate the oversized, pie shaped yard (see RPR) and beautiful landscaping. The shed matches the house and is it 5' x 20' so there is plenty of storage for outdoor equipment. Top all of this off with yard irrigation, a new hot water tank, a zoned heating system, and the fact that this home not only backs onto green space, but it also faces green space, and this becomes a very rare offering that might just tick all the boxes on your home hunting checklist!

Built in 2016

Essential Information

MLS® #	A2200838
Price	\$1,075,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,654
Acres	0.20
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 136 Ranch Road
Subdivision Air Ranch
City Okotoks
County Foothills County
Province Alberta
Postal Code T1S 0E4

Amenities

Parking Spaces 7
Parking Heated Garage, Quad or More Attached

Interior

Interior Features Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures
Appliances Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating Fireplace(s), Forced Air, See Remarks, Zoned
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Pie Shaped Lot
Roof Asphalt Shingle
Construction Cement Fiber Board, Stone, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 11th, 2025
Days on Market 2
Zoning TN

Listing Details

Listing Office

CIR Realty

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