

# \$945,000 - 192 Ranch Road, Okotoks

MLS® #A2211826

**\$945,000**

3 Bedroom, 3.00 Bathroom, 1,620 sqft

Residential on 0.12 Acres

Air Ranch, Okotoks, Alberta

Experience the pinnacle of luxury living in this breathtaking, fully finished walk-out bungalow, ideally located in one of Okotoks' most prestigious communities. From the moment you step inside, you'll be captivated by the soaring 10-foot ceilings. The spacious living room and bright kitchen include quality finishes, top appliances, and plenty of storage to keep things organized. In the spacious living room and modern, light kitchen, you'll find high-end finishes, top-quality appliances, abundant cabinetry and extra storage to keep everything beautifully organized. The main floor features a grand entrance, a spacious second bedroom, a versatile office/den, and a private primary retreat complete with a spa-inspired ensuite and a large walk-in closet. 9-Foot ceilings continue throughout, enhancing the feeling of openness and sophistication. The fully developed walk-out basement is a true entertainer's paradise, also showcasing 9-foot ceilings, a large bedroom, a beautifully appointed 3-piece bathroom, a games and recreation area with a pool table, and a stylish lounge space. Step outside to a beautifully landscaped backyard oasis with a charming pergola and direct access to pathways and green space — perfect for enjoying the outdoors. Crafted with both elegance and durability in mind, the exterior is clad in premium Hardie board siding and features triple-pane windows throughout for superior energy efficiency and year-round comfort, and bonus Gemstone Lights for



added charm. Luxury, comfort, and an suburb location – this is a rare offering for the most discerning buyer. You™ll enjoy close proximity to top-rated schools, boutique shopping, dining, golf courses, and all the amenities that make Okotoks such a desirable place to live. \*\*\* Be sure to check out the virtual tour for an immersive experience. And don™t hesitate to book a showing to see it in person!\*\*\*

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211826    |
| Price          | \$945,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,620       |
| Acres          | 0.12        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 192 Ranch Road   |
| Subdivision | Air Ranch        |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 0P3          |

**Amenities**

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

## Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                      |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                              |
| Fireplaces        | Gas, Living Room, Mantle, Masonry                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                       |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Fire Pit, Storage, Rain Barrel/Cistern(s)                 |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                           |
| Construction      | Composite Siding, Stone, Wood Frame                       |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 7             |
| Zoning         | TN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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