# \$1,225,000 - 114 Ranch Road, Okotoks

MLS® #A2261277

### \$1,225,000

5 Bedroom, 4.00 Bathroom, 2,555 sqft Residential on 0.21 Acres

Air Ranch, Okotoks, Alberta

Looking for a home that has the "wow― factor the moment you step inside? This former show home in Okotoks' highly desirable Air Ranch community delivers exactly thatâ€"and so much more. With 5 bedrooms, 3.5 bathrooms, and nearly every upgrade you could ask for, this property backs directly onto greenspace, offering a unique setting you won't find anywhere else. It's a rare combination of refined design and everyday comfort, all wrapped up in one incredible package. From the moment you walk in, the grand foyer makes an impression with 18' ceilings, a sweeping spiral staircase, and natural light that fills the main floor. The layout is built for both entertaining and family living. The kitchen is every chef's dreamâ€"featuring a Wolf gas range, Viking fridge, custom Hammersmith hood fan, and a convenient water filtration/softener system. Rich cabinetry runs floor-to-ceiling, paired with granite counters, a large island, and a walk-in pantry to keep everything organized. Throughout the main level, you'II notice thoughtful details that set this home apart. A built-in audio system lets you enjoy music in every room. The office, tucked behind distinctive arched French doors, provides a quiet space for work or study. Even the laundry room has been elevated with granite counters to match the home's cohesive, upscale feel. Upstairs, three generously sized bedrooms and two full bathrooms provide plenty of space for family







and guests. The primary suite is the highlightâ€"a true retreat with room for a king-sized bed and private seating area. The 5-piece ensuite feels like a spa with a granite double vanity, corner soaker tub, walk-in tiled shower, and expansive walk-in closet. The fully finished lower level is where this home really shines. With two additional bedrooms, a 3-piece bath featuring a steam shower, and a large family room complete with a cozy gas fireplace and built-in entertainment centre, there's space for everyone. A granite-topped wet bar with sink, wine fridge, and microwave makes it easy to entertain or kick back for movie nights. You'II also find a large finished storage area to keep everything neatly tucked away. Car enthusiasts or families with multiple vehicles will appreciate the massive heated garage, designed with both function and space in mind. Outdoors, the lifestyle continues with a screened-in covered sunroom off the kitchen eating nook, leading to a stone patio with a built-in fireplace and additional gas lines ready for your BBQ & sunroom. Surrounded by mature trees, Gemstone lights for year-round curb appeal, and serviced by an underground sprinkler system, the yard is both private and low-maintenance. Central AC adds comfort through the summer months, so you'II enjoy this home year-round. Air Ranch is one of Okotoks' most distinctive communities. known for its quiet streets, beautiful homes, and unique aviation history. If you're after a property that checks every boxâ€"style, function, and locationâ€"this home has it all. Come take a look for yourself!

Built in 2010

#### **Essential Information**

MLS® # A2261277
Price \$1,225,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,555

Acres 0.21

Year Built 2010

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 114 Ranch Road

Subdivision Air Ranch
City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 0L2

#### **Amenities**

Amenities Other

Parking Spaces 6

Parking Driveway, Garage Faces Front, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Granite

Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking

Tub, Storage, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range

Hood, Refrigerator, Washer, Gas Range

Heating Forced Air
Cooling Central Air

Fireplace Yes # of Fireplaces 3

Fireplaces Basement, Gas, Living Room, Mantle, Stone, Wood Burning, Other,

Outside

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Barbecue, BBQ gas line, Lighting, Other, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular

Lot

Roof Asphalt Shingle

Construction Cedar, Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 1st, 2025

Days on Market 30 Zoning TN

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.