

\$899,000 - 156 Ranch Road, Okotoks

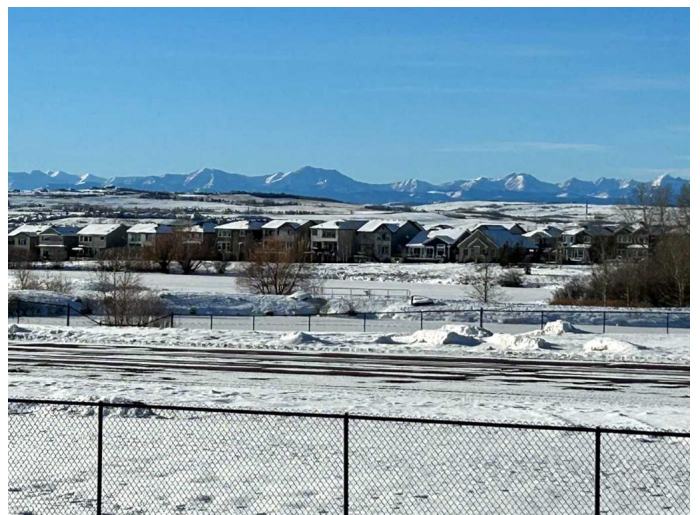
MLS® #A2173291

\$899,000

3 Bedroom, 3.00 Bathroom, 1,553 sqft
Residential on 0.16 Acres

Air Ranch, Okotoks, Alberta

Immerse yourself in enhanced elegance within this charming three-bedroom, and over 2800 sq. ft. of living space this bungalow has to offer! Gracefully nestled in the desirable Air Ranch Community welcomes curb appeal and easy living. Starting with a large entrance with a home office set off to the side. The beautiful, engineered hardwood floors lead you into a spacious open floor plan featuring a kitchen with an amazing oversize island with a granite and hugged by warm cabinetry. Built-in oven and microwave, and glass top electric stove top. The living room showcases a contemporary gas fireplace with elegant floor to ceiling tile, and access to the upper oversize deck with gas line for your BBQ, a view of the mountains, green space with pond, and a variety of aircrafts coming and going. The entire house has been roughed in for a sound system with speakers (already in) and security system. The spacious primary bedroom allows a space to rest, reset, and relax in a stunning modern 5-piece ensuite, walk-through to walk-in closet to main floor laundry for added convenience. An extra wide staircase leading you to the lower level is full of coziness, comfy lush carpet, family room, two bedrooms, and 4 piece bath and lots of storage complete the basement. The exterior has lots of entertainment space for family and friends. Low maintenance fenced lush backyard with access to walking /bike paths.! With easy access to all amazing amenities Okotoks has to offer, this



remarkable home & neighborhood is "your" wish-list! Welcome to 156 Ranch Road!

Built in 2018

Essential Information

MLS® #	A2173291
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,553
Acres	0.16
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	156 Ranch Road
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0P4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
Days on Market	150
Zoning	TN

Listing Details

Listing Office	Royal LePage Solutions
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