



GRASSROOTS
REALTY GROUP

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84 Ranch Road
Okotoks, Alberta

MLS # A2213672



\$1,199,900

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,986 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Faces Front, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Treed, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 58
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge in garage, Wall mounts (not TVS), Beverage fridge		

Discover the perfect harmony of refined interiors and natural beauty in this meticulously designed home, offering over 4,000 square feet of fully developed living space. Nestled in a prime location with no neighbouring properties at the front, this home offers exceptional privacy and a seamless connection to its tranquil natural surroundings. Thoughtfully upgraded and finished with premium upgrades throughout, every detail of this home reflects timeless elegance and comfort. The main level welcomes you with rich hardwood flooring, 9-foot ceilings, soft corners, custom millwork, and striking coffered ceilings. A stunning double-sided fireplace is a show piece in the open concept layout, creating a warm and inviting atmosphere. At the heart of the home lies a chef inspired kitchen, boasting granite countertops, quality wood cabinetry, a spacious central island with breakfast bar, and a walk-through pantry. The kitchen flows effortlessly into the dining nook and living room, and extends outdoors through sliding glass doors onto a beautifully crafted two tiered deck—perfect for summer entertaining and enjoying the serene mountain views. A versatile den provides the ideal space for a home office or reading room. A secondary family room, mudroom, and a stylish two piece powder room complete the main floor. Upstairs, a vaulted bonus room with custom built-ins offers a cozy and functional living area. The expansive primary suite is a true retreat, featuring a private sitting area, walk-in closet, and a spa like ensuite with dual vanities, a deep soaker tub, and a separate walk in shower. Two additional bedrooms, a full bathroom, and an upper level laundry room enhance both comfort and convenience. The fully finished basement offers exceptional flexibility, featuring a fourth bedroom, a full bathroom, a spacious recreational area with another fireplace,

and a bar—ideal for entertaining guests or enjoying quiet family nights in. Completing this remarkable home is a triple attached garage, air conditioning and an irrigation system. Noteworthy: shingles were replaced approximately seven years ago and new water tank installed within last two years. This is a rare opportunity to own a home where quality craftsmanship, superior design, and location come together flawlessly. Truly, a home that must be experienced from within!