



GRASSROOTS
REALTY GROUP

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102 Ranch Road
Okotoks, Alberta

MLS # A2235138



\$1,299,500

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,057 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Oversized, Triple Garage Attached, Workshop in C		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Treed, Underground Sprin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 58
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: Security System, main floor TV wall mount

Welcome to this expansive and beautifully appointed 2 storey home offering over 4,000 sq ft of thoughtfully designed living space. Located in one of Okotoks's most sought after, family friendly communities, this home combines luxurious features with everyday comfort. The main floor welcomes you with rich hardwood flooring, a spacious open concept layout, and premium finishes throughout. The kitchen is a chef's dream with high end appliances, a large pantry, under cabinet lighting, quartz counters and a huge island, perfect for entertaining. A private office, mudroom with access to the heated triple car garage, and a stylish 2 piece bathroom complete the main level. Upstairs, you'll find a generous family room perfect for movie nights or a kids' play area. The massive primary suite is a true retreat, featuring a luxurious 5 piece ensuite and an oversized walk-in closet. Three additional bedrooms, a full bathroom, and a convenient upstairs laundry room ensure there's room for everyone. The fully finished basement adds even more living space with a large rec room, a fifth bedroom, another full bathroom (with laundry hookups), and a home gym. Step outside to your private west facing backyard, backing onto peaceful green space ideal for enjoying sunsets and outdoor gatherings. The home also includes central A/C, an IQ Air filtration system, sprinkler system and whole-home water filtration for year-round comfort and wellness. Situated close to top rated schools, boutique shopping, dining, golf courses, and all amenities, this exceptional home offers the perfect blend of luxury, location, and lifestyle. Call for your private showing today!