



GRASSROOTS
REALTY GROUP

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96 Ranch Road
Okotoks, Alberta

MLS # A2236358



\$1,375,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,447 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 58
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Absolutely stunning, custom built home in exclusive community of Air Ranch backing onto a greenspace. Not a detail spared in this luxurious home with eye catching curb appeal, tasteful landscaping, stone details and a HEATED TRIPLE car garage with epoxy floor and overhead storage. Offering 4,817 SF of developed living space with 4+1 bedrooms, you are welcomed into the home and will immediately notice the abundance of natural light from the wall to wall windows and beautiful beveled hardwood flooring. The living room features a gas fireplace with floor to ceiling stone surround and opens to the Chef's dream kitchen with granite countertops, large center island with eating bar, Butler pantry and high end stainless steel appliances including double built-in ovens, gas cooktop and double wide fridge. The dining area gives access to the WEST facing backyard with a basketball court and expansive deck with pergola and hot tub. A home office, powder room and mud room complete this space. Upstairs you will find an impressive Master retreat with a spa-like 6 piece ensuite with dual vanities, soaker tub and double head shower as well as an over-sized walk-in closet with convenient cheater door access to the laundry room. Bedroom 2 comes complete with a 4 piece ensuite and the 3rd + 4th bedroom (each with their own walk-in closets) share a 5 piece bathroom. Also on this level is a workspace with built-in desk. The basement is finished with infloor heat, a home gym, family/media room with wet bar, 5th bedroom and a 4 piece bathroom. Don't overlook the Sonos sound system, dual furnaces, tankless Hot water, central AC in the upper level, programable irrigation system and outside hot water. This home is a true masterpiece, blending timeless elegance with modern convenience in one of Okotoks' most sought-after communities. Don't miss the opportunity to

experience this breathtaking home in person!