



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**72 Ranch Road
Okotoks, Alberta**

MLS # A2247096



\$1,450,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,233 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.42 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating: Ceiling, In Floor, Fireplace(s), Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: \$ 76

LLD: -

Zoning: TN

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Refrigerator, Dishwasher, Convection Microwave, Range Hood, Garburator, Island Wine Fridge, Washer, Dryer, solar-powered and remote-controlled Window Coverings and Remotes, Projector Screen, Projector (as-is), Pool Table and Accessories, Security System Hardware, Central Air Conditioner, Garage Control(s), attached Cabinets in garage, Safe in storage room, fireplace Wood beside fireplace, 2 TV Mounts, outdoor cameras and equipment (as-is), metal art in stairwell.

Welcome to 72 Ranch Road, a beautifully refined estate bungalow perched at the top of the Estates of Air Ranch, one of Okotoks's most prestigious communities. With incredible views, mature trees, expansive green spaces, and 0.42 acres of land, this property offers the feel of acreage living—right in town! The massive circular driveway is the first hint that you are entering something pretty incredible. Step inside to over 2,200 sq. ft. of elegant main floor living, where a grand foyer opens into the impressive great room with den to the right and stunning stairwell to the left. The primary suite sits privately in the west wing, complete with a walk-in closet, luxurious 5-piece ensuite and private door to the recently renovated outdoor patio retreat. This rear patio has undergone a substantial renovation into a deluxe living space, complete with mechanical screens, recessed ceiling heaters, and an outdoor fireplace—a spectacular space for hosting in every season. On the east wing, the elegant kitchen boasts high-end appliances, beautiful cabinetry and a wonderful view from the window over the sink! A walk-in pantry, main floor laundry with sink, and 2-piece powder room round out east side. Rear access to the garage is sure to impress when you see the expansive space with heated floors, floor drains, and second stairwell to the lower level. This lower level is fully developed with in-floor heating and has the two separate access points. With ample space for all your needs, you will be impressed with the two oversized bedrooms with walk-in closets, a 3-piece bathroom, flex space for a home gym or storage, office area with built in cabinetry, poker/games area, pool table area, and cozy media/theatre room. The professionally landscaped yard is surrounded by nature, with open space both in front and behind, offering total privacy and peace. This

home has been meticulously maintained and designed for elevated everyday living. Recent additions of mechanical solar-powered blinds on the main floor and mechanical awnings outside simply add to your enjoyment of life. If you've been looking for refined bungalow living, this the one!