



**GRASSROOTS**  
REALTY GROUP

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

**102 Ranch Road  
Okotoks, Alberta**

**MLS # A2276481**



**\$1,195,000**

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,070 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 58
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, induction stove top, built in oven, dishwasher, hood fan, microwave, washer, dryer, all window coverings, security system hardware, tv mount above fireplace, IQ air filtration system, RO water filtration, water softener, water fountain and pump in front yard, cedar pillars on deck, garden boxes, firepit, trampoline, deck sectional seating, sun sails that hook onto cedar pillars on deck

OPEN HOUSE Saturday, Jan 17, 11:30am-1:30pm. Welcome to 102 Ranch Road, a beautifully appointed 2-storey home in the prestigious Air Ranch community of Okotoks. Offering over 4,000 sq. ft. of finished living space, this property blends thoughtful design with luxurious features for everyday living. The main floor showcases rich hardwood flooring and an open-concept layout with a show-stopping spiral staircase that certainly makes a statement! The chef's kitchen with quartz counters, premium appliances, walk-through pantry and a massive island are perfect for entertaining. A private office, stylish powder room, and mudroom with access to the heated triple garage add convenience. Upstairs, you'll find a spacious bonus room, laundry, and four generous bedrooms, including a luxurious primary suite with spa-inspired 5-piece ensuite and oversized walk-in closet. The fully finished basement expands the living space with a large rec room, fitness room that could be an additional bedroom, another bedroom, and full bath—plus a rough-in for a future bar and additional basement laundry area. Step outside to your huge composite deck overlooking a big backyard designed for family fun, complete with a firepit and a trampoline. Additional features include two central A/C units, a medical-grade air filtration system, whole-home water filtration, underground sprinklers, and premium finishes throughout. Ideally located close to top-rated schools, parks, shopping, and golf, this exceptional property combines luxury, comfort, and community in one of Okotoks' most desirable neighborhoods.