



**GRASSROOTS**  
REALTY GROUP

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## 116 Ranchers View Okotoks, Alberta

**MLS # A2280416**



**\$925,000**

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,714 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Situated in the sought-after Air Ranch community, this beautiful 2022-built home blends craftsmanship, thoughtful design, and modern comfort across nearly 3,900 square feet of living space. With five bedrooms, including four upstairs, and a main floor office, this residence offers a rare combination of space, flexibility, and function for a busy household. The exterior stands out right away with architectural stone, premium siding, and sleek black triple-pane windows that balance style and energy efficiency. Inside, natural light fills the open-concept main floor while wide-plank hardwood flows throughout. Every finish feels cohesive and deliberate, creating a space that is both welcoming and refined. The kitchen is the centerpiece of the home, designed with quartz countertops, full-height cabinetry, a gas range with pot filler, and a walk-through butler's pantry complete with a coffee bar. Just off the kitchen, a private office provides a quiet spot for work or study. The living room is warm and comfortable, highlighted by a shiplap fireplace with a solid wood mantel. Large patio doors open to a spacious deck and pergola overlooking a beautifully landscaped, low-maintenance, south-facing backyard, ideal for year-round relaxation or entertaining. Upstairs, four generous bedrooms provide a layout rarely found in homes like this. The vaulted bonus room separates the primary suite from the secondary bedrooms, offering both connection and privacy. The primary bedroom is a true retreat with a spa-inspired ensuite featuring dual sinks, a deep soaker tub, glass-enclosed shower, and private water closet. The ensuite connects directly to a large walk-in closet with convenient access to the upper laundry room. A full bathroom completes the upper level. The finished basement adds even more living space, with nine-foot ceilings, a large recreation area, and an exceptionally spacious

fifth bedroom perfect for guests or extended family. A full four-piece bathroom and a clean, well-organized mechanical room reflect the same care that runs throughout the home. Located close to Okotoks's newest boutique plaza, which will soon feature a caf e, day care, and other local amenities, this property offers an ideal blend of luxury, lifestyle, and everyday convenience. Every detail, from triple-pane windows to motorized roller shades, was chosen for both comfort and longevity. This home truly stands out for its quality, family-friendly design, and timeless appeal.