



**124 Ranch Road  
Okotoks, Alberta**

**MLS # A2293160**



**\$1,350,000**

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,742 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 58
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows

**Inclusions:** Fridge/ Freezer combo, both TVs above the fireplace, Wet bar fridge, primary bedroom fireplace Basement: Stove, Hoodfan, Microwave, Bathroom Mirros, Washer, Dryer, Garage: Attached Shelving, Freezer (2), Tire Rack, Sheds (2)

**\*\*OPEN HOUSE SAT Mar 28th 2p.m-5p.m\*\*** Welcome to 124 Ranch Road, located in Air Ranch, one of Okotoks's most sought-after communities. Bigger, better, and thoughtfully designed for how families actually live day to day. With over 5,200+ sqft of developed living space, this home delivers serious value with 5 bedrooms plus a main floor office and 4.5 bathrooms, offering flexibility for families, work-from-home setups, or multi-generational living. Starting outside, the triple driveway provides plenty of parking, leading into an oversized triple garage that functions as a 4-car garage with over 1,000 sqft, complete with water and generous storage. As you move through the hallway, you'll notice the scale with wider hallways, 8 ft doors, higher ceilings, and an overall sense of space. At the front is a beautiful office or piano room, while the entire west-facing back wall is lined with windows, bringing in natural light and overlooking your composite deck, pergola, and spacious yard. The kitchen is built for living and entertaining with a huge eat-up island, extensive cabinet and counter space, and a walk-in pantry, all flowing into the living room with a fireplace, plush carpet, and a dedicated kids' corner with its own TV and playhouse. The rest of the main floor offers a half bath, garage access, and a separate entrance leading to one of the most incredible mother-in-law suites you will ever see. Upstairs, you'll find 4 full bedrooms, including a spacious primary retreat with west-facing views of the mountains, sunset, and airstrip, along with an ensuite featuring a soaker tub with a TV above, tiled shower, separate water closet, and a large walk-in closet. One of the three additional bedrooms has its own 5-piece ensuite and walk-in closet, while two more bedrooms, a 5-piece bathroom, and a laundry room with counter space and cabinetry complete

the upper level. The bonus room is exceptionally well designed with full cabinetry, plenty of counter space, a full fridge, and its own sink, making it perfect for family nights and entertaining with east-facing windows bringing in morning sunlight. The basement offers a fully self-contained mother-in-law suite with its own entrance, in-floor heat, and large windows that make the space bright and inviting, along with a kitchen featuring extensive cabinetry, a full pantry, and great prep space, plus a living area with its own fireplace, generous seating space, and a custom built-in desk. The bedroom includes extra soundproofing, a walk-in closet, and a private ensuite with a soaker tub, walk-in shower, separate water closet, and its own laundry. Outside, the yard is set up for relaxing and entertaining with a fire pit, gazebo, and plenty of space, and if you have occupants in the basement, there is their own dedicated outdoor area as well. This is a home that checks every box, where space, layout, functionality, and lifestyle all come together in a way that is hard to find. Reach out to your favourite Realtor to book a showing!