



**20 Ranchers Green
Okotoks, Alberta**

MLS # A2295375



\$899,900

Division:	Air Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,530 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 58
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Murphy Bed, Window Coverings & Shed

Welcome to a home that just feels right the moment you walk in. Tucked quietly into a cul de sac in Air Ranch, this beautifully maintained walkout bungalow offers a sense of ease and comfort that is felt in every space. From the warm hardwood floors underfoot to the natural light that fills the main living area, this home invites you to slow down and stay awhile. The kitchen naturally becomes the heart of the home, with a generous island where morning coffees turn into after school catch ups and evenings flow seamlessly into time with family and friends. Just beyond, the living space opens onto a full width upper deck, perfect for quiet mornings, summer evenings, and everything in between. And then there is the walkout level, a true extension of the home. With two spacious bedrooms, a full bathroom, and a large inviting rec room, it creates the perfect retreat for teens to call their own. Movie nights, study space, and friends coming and going with the ease of direct access to the backyard. The included Murphy bed adds flexibility for guests or a home office when needed. Step outside to a covered patio and a beautifully sized pie shaped lot where life flows effortlessly indoors and out. It is easy to imagine long summer evenings, kids moving freely, and quiet moments under the stars. This home also offers thoughtful upgrades that make everyday living that much better, including permanent exterior gemstone lighting that adds year round ambiance, air conditioning for warm summer days, irrigation to keep the yard looking its best, and a water softener for added comfort. An oversized garage provides plenty of room for vehicles, storage, or hobbies. Move in ready and designed for real life, this is a home where families grow, where teens have space to thrive, and where everyday moments feel just a little more special. Welcome to 20 Ranchers Green.