



**158 Ranch Road  
Okotoks, Alberta**

**MLS # A2299225**



**\$1,099,800**

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,010 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Ice Machine, shed, Hot tub, Filtered water system

Welcome to 158 Ranch Road in Okotoks, where opportunities to own in this highly desirable community are few and far between. Built by Sterling Homes, this exceptional property offers over 4,300sqft of beautifully designed living space and showcases quality craftsmanship throughout. Step inside to a thoughtfully planned layout designed to suit every stage of family life. Upstairs, you'll find four spacious bedrooms, an oversized linen closet, and a large bonus room over the garage that creates the perfect space for relaxing or gathering together. The primary retreat is a true standout, featuring vaulted ceilings, a luxurious 5-piece ensuite, and a massive walk-in closet. A unique flex space off the primary bedroom adds even more versatility, ideal for a home office with mountain views, a nursery, or a private workout area. The main floor blends elegance and function with a full office (or a main floor bedroom), an additional flex room perfect for a music room, homework area or creative space, and a bright open-concept living area finished with beautiful hardwood flooring and a striking gas fireplace. The kitchen is designed to impress, with ceiling-height custom cabinetry, built-in appliances, a massive granite island, cooktop with hood fan, filtered water and even an ice machine for added convenience. A large walk-through pantry and dedicated laundry room with its own sink make everyday living effortless. Natural light pours through the many triple-pane windows, highlighting the 9-foot ceilings and creating bright, open sightlines throughout the home. The lower level is equally impressive, offering a gym space, a spacious rec room, an additional bedroom, and a full bathroom for guests or extended family. Outside, enjoy a beautifully landscaped west-facing backyard complete with a fully fenced yard, concrete pathway, custom stonework patio and

maintenance free deck. The deck has a built in hot tub that is included and is the perfect place to relax and take in the views. Finished with durable Hardie board siding, two A/C units, Gemstone lights and an oversized Heated double garage with two single doors and extra storage space, this home delivers the perfect balance of luxury, comfort, and practicality.