



**176 Ranch Road
Okotoks, Alberta**

MLS # A2135806



\$829,900

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to your dream home in the prestigious community of Air Ranch, Okotoks! This stunning 4-bedroom, 2.5-bathroom residence is situated on a desirable corner lot, bathing the home in natural light and offering unparalleled views of the majestic Rocky Mountains from your backyard. Imagine enjoying breathtaking sunsets every evening in this serene and picturesque setting. The spacious and thoughtfully designed layout is perfect for family living and entertaining. The modern kitchen, equipped with top-of-the-line appliances and ample counter space, flows seamlessly into the elegant living areas, making it ideal for hosting gatherings or enjoying cozy family nights in. The luxurious primary suite is a true retreat, featuring a sumptuous 5-piece ensuite bathroom complete with a deep soaking tub, separate walk-in shower, double vanity, and exquisite finishes, providing a spa-like experience at home. The unfinished basement is a blank canvas, ready for your personal touch. Whether you envision a home theatre, fitness room, additional bedrooms, or a custom space tailored to your unique needs, this area offers endless possibilities for future expansion and customization. Don't miss this rare opportunity to own a piece of paradise in one of Okotoks's most sought-after neighborhoods. Schedule a viewing today and experience the beauty, luxury, and tranquility of mountain living in Air Ranch!