



**41 Ranch Road  
Okotoks, Alberta**

**MLS # A2143399**



**\$1,385,000**

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,635 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 3 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.39 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 53
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar

**Inclusions:** refrigerator, microwave, dishwasher, electric range, electric wall oven, hood fan, washer, dryer, central vac and attachment, central A/C Suite: fridge, cooktop plate, dishwasher, microwave, countertop oven, all kitchenware, all furniture and linens, washer/dryer combo

Welcome to your dream home on the Estates side of prestigious Air Ranch! This exquisite luxury bungalow is the epitome of modern elegance, set on a generous .39-acre lot with over 4,400 sqft of beautifully developed space. Custom built in 2018, it is the newest home on the street by over a decade and features sleek and contemporary design elements including modern cabinetry and blond oak hardwood flooring. The main level is an entertainer's paradise with two spacious living areas, a formal dining room, a luxury chef's kitchen, large pantry, an office, and a primary bedroom with a deluxe ensuite. Enjoy serene mornings and evenings on the fantastic covered deck that overlooks your expansive yard and the scenic Crystal Ridge Golf Course. The fully finished basement offers two additional bedrooms, a massive recreation room, a cozy family room, a chic wet bar, and a wine room. Above the garage, you'll find a private, self-contained living space with a separate entrance that is perfect for an older parent or young adult child. This includes a bedroom, living room, kitchen, and laundry, all heated with in-floor heat. Outside, the property is adorned with soaring evergreens and mature trees, creating a private oasis and vast back yard. Nestled in the heart of West Air Ranch, renowned for its beautiful trees, large private lots, walking paths around the ponds, and friendly community feel, this home is a rare gem. Watch the video for a full tour!