



**165 Ranch Road
Okotoks, Alberta**

MLS # A2144013



\$800,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,297 sq.ft.	Age:	2016 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Level, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

**** PROPERTY NOW C/S AWAITING DEPOSIT - still encouraged to view! **** Welcome to this exquisite fully developed home nestled in the picturesque community of Air Ranch, Okotoks. Walk through the doors to an expansive front entryway that leads you to the back of the home unveiling a luxurious entertaining space and sight lines to the entire backyard - a beautifully treed & landscaped sanctuary perfect for hosting gatherings, kids playing or simply unwinding. Wired for a hot tub & the convenience of underground sprinklers this outdoor oasis is ready to become your personal retreat. This stunning property features a cozy fireplace, upgraded lighting, Bali window coverings throughout, a very desirable colour palette, high end finishings & a fully developed basement with sound proofing insulation between floor joists - for a quiet main level no matter the noise level downstairs!!! You're able to accommodate the entire family here, boasting 4 spacious bedrooms on the upper level (1 additional in bsmt) and a convenient well appointment laundry room!! Experience the luxury of a custom walk-through pantry, offering both style and convenience for your culinary endeavours. The fully dry walled and insulated 24' x 19.5' front attached garage ensures comfort and security year-round & has a spot for everything! The outdoor space is wired for a hot tub & also features a storage shed! This outdoor oasis is ready to become your personal retreat. The entire property is perfect for both relaxation and entertainment inside & out and is ready for you to move in and enjoy!