

\$1,144,900 - 42 Ranchers Green, Okotoks

MLS® #A2221005

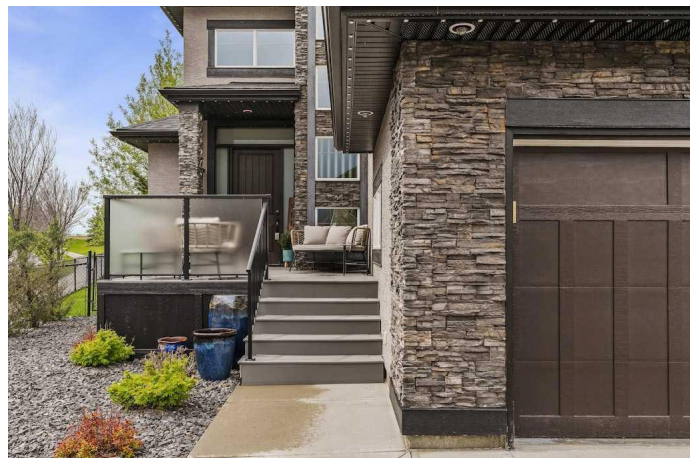
\$1,144,900

6 Bedroom, 4.00 Bathroom, 2,783 sqft

Residential on 0.25 Acres

Air Ranch, Okotoks, Alberta

Tucked into a quiet pocket of Air Ranch, backing onto a professionally maintained community green space and tastefully rejuvenated with timeless flair, this is an opportunity you can't afford to miss! The elevated composite front porch and Gemstone architectural lighting welcome you before you've even stepped through the custom front door. What did you notice first? Was it the fresh paint and beautiful engineered hardwood flooring, or the spacious entry? Sometimes you don't appreciate an entryway like that until realizing you didn't spill into the living room while you're still trying to take your shoes off. Then again, you might not notice until it's time to leave because in a few more steps this home will knock your socks off. The living room? Twenty feet of floor-to-ceiling stone masonry extend from the gas fireplace for warmth and two layers of huge windows draw incredible natural light. The kitchen? Completely redesigned with dual Monogram wall ovens, six-burner gas Café cooktop, Frigidaire Professional refrigerator, and a huge island configured to maximize storage but four foot spacing between counters make the area feel even larger than it already is. The dining area? Never worry about offering a few last minute invites to holiday dinner again. The backyard is where things get really difficult! Do you lounge in the shaded nook on the stamped concrete patio? Or do you settle around a fire at the back of the property? Or does everyone



hangout in the cedar gazebo thats over 250sqft? Hopefully the 16ft x 12ft shed can store everything you need! Big family or in need of another designated room or two for hobbies and passion projects? There are a total of six bedrooms to choose from. Six?! The primary bedroom upstairs has a fully renovated ensuite with walk-in closet and heated floors/towel bar. Plus there are two more bedrooms and a full bathroom. The lower level is where you'll find the other three bedrooms and yet another full bathroom. Where will people hangout? If the stylish main floor office and those twenty foot ceilings in the living room get boring, then you have the isolated bonus room upstairs. However, you may find the massive wet bar beside the lower level media room a tad more convenient. What else can there be? Well, there's the renovated mudroom with built-ins which is the perfect location for laundry. Oh and the pocket bathroom beside it is also refreshed. Then there's the ~27ft x 25ft heated garage that's so big it doesn't feel right to refer to it as a! Wait! Why haven't you booked a showing yet?

Built in 2009

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2221005 |
| Price | \$1,144,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,783 |
| Acres | 0.25 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |

| | |
|--------|----------|
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 42 Ranchers Green |
| Subdivision | Air Ranch |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 0G6 |

Amenities

| | |
|----------------|---|
| Amenities | Snow Removal |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Secured, Workshop in Garage, Additional Parking, Concrete Driveway, Front Drive, Garage Faces Front, See Remarks |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Window Coverings, Built-In Refrigerator, Oven-Built-In, Gas Cooktop |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Lighting |
| Lot Description | Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Level, No Neighbours Behind, Dog Run |

| | |
|--------------|-----------------------------------|
| | Fenced In, Gazebo, Pie Shaped Lot |
| Roof | Asphalt |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 22 |
| Zoning | TN |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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