

# \$989,900 - 18 Ranchers Bay, Okotoks

MLS® #A2175659

**\$989,900**

4 Bedroom, 4.00 Bathroom, 2,677 sqft  
Residential on 0.14 Acres

Air Ranch, Okotoks, Alberta

Welcome home to 18 Ranchers Bay! This beautiful, brand new 4-bedroom, 4-bath home blends timeless finishes with modern upgrades, located in the sought-after Air Ranch neighbourhood. As you step inside, you'll be welcomed by gleaming hardwood floors, bright sun-filled open concept kitchen space, and an inviting living room with a cozy fireplace—perfect for quiet evenings or lively gatherings.

The spacious kitchen features stainless steel appliances, quartz countertops, and a large island, opening up to a sunlit dining area with views of the backyard deck. The main floor also boasts a large, private home office space which welcomes the morning sun in the large windows.

Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and an en-suite bath boasting a glassed in shower and double vanity. Three additional bedrooms, and a flex space provide flexibility for a large family and guests.

Outdoors, enjoy a deck which overlooks the yard, open for your landscaping imagination. You'll also fancy a large, triple car garage with extra storage possibilities.

The spacious lower level features soaring ceilings, with a separate entrance, well suited for a potential legal suite, pending town



approval.

Situated steps from parks, schools, daycares, and a developing commercial plaza, this home is ideal for those seeking a tranquil family space with the nearby conveniences.

Don't miss the chance to own this Air Ranch—schedule your tour today!

Built in 2024

### Essential Information

MLS® #	A2175659
Price	\$989,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,677
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	18 Ranchers Bay
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0G8

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached, Parking Pad
# of Garages	3

## Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s), French Door
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile, Family Room, Mantle
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Corner Lot, Cul-De-Sac
Roof	Asphalt
Construction	Stucco, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 26th, 2024
Days on Market	158
Zoning	TN

## Listing Details

Listing Office	eXp Realty
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