

\$739,900 - 118 Ranchers View, Okotoks

MLS® #A2196462

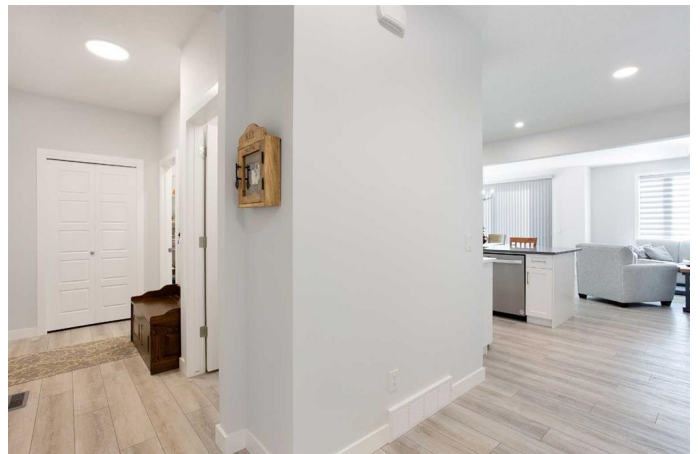
\$739,900

3 Bedroom, 3.00 Bathroom, 2,249 sqft
Residential on 0.10 Acres

Air Ranch, Okotoks, Alberta

Welcome to 118 Ranchers View, an immaculate and inviting single-family home located in the desirable Airranch community of Okotoks, AB. This 2-storey residence offers 2,249 sqft of modern living space, thoughtfully constructed in 2023 to provide the perfect blend of style and functionality. As you step inside, you're greeted by a bright and spacious open-concept layout that seamlessly connects the kitchen, living room, and dining area. The expansive kitchen is truly a chef's dream, featuring sleek white cabinetry, stainless steel appliances, quartz countertops, and a large kitchen island ideal for meal preparation and casual gatherings. Whether you're hosting a large family dinner or enjoying a quiet evening at home, the fluid design makes entertaining effortless and enjoyable. Convenience is key in this thoughtfully designed home. The main level includes a 2-piece bathroom, a mudroom, and a walk-through pantry that links the kitchen, mudroom, and the double attached garage. Fresh white paint enhances the clean and crisp ambiance, while vinyl plank flooring adds durability and style to the main living areas.

Upstairs, you'll find three generously sized bedrooms, each equipped with its own walk-in closet, ensuring ample storage for everyone in the family. The master bedroom serves as a private retreat, complete with a luxurious 4-piece ensuite bathroom for ultimate relaxation. Additionally, a versatile bonus room offers endless possibilities, whether you need



a home office, a playroom, or an extra living space. A laundry room on the upper level adds extra convenience, making household chores easy. Carpeting throughout the upper level provides comfort and warmth, making every room feel cozy and inviting. Located in the desirable Airranch community, this home is situated in a family-friendly neighborhood with easy access to schools, walking paths, and parks. Its proximity to the main highway ensures an easy commute to the city and convenient access to all major amenities in Okotoks, including shopping centers, restaurants, and recreational facilities. This home is move-in ready and waiting for you to make it your own. Don't miss the chance to own this property in one of Okotoks' most sought-after communities.

Built in 2023

Essential Information

MLS® #	A2196462
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,249
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	118 Ranchers View
Subdivision	Air Ranch
City	Okotoks

County	Foothills County
Province	Alberta
Postal Code	T1S 5R7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2025
Days on Market	39
Zoning	TN

Listing Details

Listing Office	Century 21 Bravo Realty
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