

# \$1,000,000 - 19 Ranchers Crescent, Okotoks

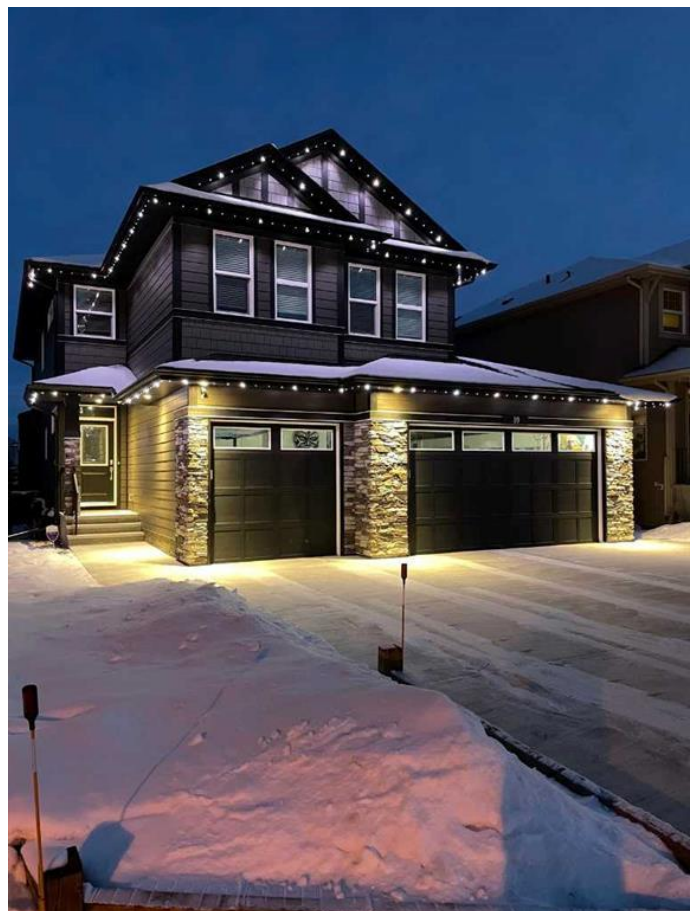
MLS® #A2197662

**\$1,000,000**

3 Bedroom, 3.00 Bathroom, 2,366 sqft  
Residential on 0.16 Acres

Air Ranch, Okotoks, Alberta

Discover this Sterling Homes meticulously designed and expertly maintained home in Air Ranch in Okotoks, offering 2,366 sq ft of thoughtfully laid-out living space. This residence sits on a bareland condo lot with low \$110/month fees covering snow removal, professional management, and common area maintenance, blending low-maintenance living with the privacy and convenience of a detached home. A standout feature is the oversized 984 sq ft heated garage with epoxy flooring, floor drain, industrial sink, and 220V plug for electric vehicles or workshop use. The extra-wide, brushed concrete driveway accommodates a large RV or multiple vehicles. The backyard is a serene retreat with mature trees, decorative concrete edging, a fire pit area, and a spacious Duradeck-covered deck with a gas line hookup. Inside, the home boasts an inviting neutral color palette, high-end finishes, and smart design elements. The chef's kitchen features an oversized island, rich cabinetry, soft-close drawers, granite countertops, and a butler's pantry with pullout storage. Stainless steel appliances include a built-in Jenn-Air convection oven, Panasonic high-efficiency microwave, Whirlpool induction cooktop, Bosch dishwasher, and a Samsung French-door refrigerator with a beverage drawer. A Blanco sink with a garburator and a stylish stainless-steel faucet enhance functionality. The great room centers around a striking gas fireplace with floor-to-ceiling tile and built-in



shelving. Large triple-pane windows flood the space with natural light, while Hunter Douglas blinds provide privacy. Upstairs, the well-planned layout includes a soundproofed bonus/media room with double doors, pre-wired for 5.1 surround sound, plus two generously sized secondary bedrooms with walk-in closets and partial mountain views. A five-piece Jack-and-Jill bathroom offers a separate toilet and shower area for added convenience. The luxurious primary suite is a private oasis with breathtaking views of rolling hills and treetops. The expansive walk-in closet leads directly into a well-appointed laundry room. The five-piece ensuite features double sinks, a granite-topped vanity, a large soaker tub, and a stunning tiled shower with rainfall and handheld showerheads. Additional highlights include central A/C, hot water recirculation, a Kinetico water softener, and a framed basement with large sunshine windows, offering endless customization potential. The exterior showcases low-maintenance Hardie siding, chain-link fencing, and integrated Gemstone lighting. The yard provides a secure dog run area with artificial turf, and access to the rear of the garage via man door. Situated in a prime Okotoks location, this home is close to shopping, restaurants, 3 beautiful golf courses, and scenic walking paths. Quick access to 48 Street and Highway 2 makes commuting a breeze. With its exceptional design, thoughtful upgrades, and unbeatable location, this home is a must-see. Book your private showing now!

Built in 2017

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2197662    |
| Price    | \$1,000,000 |
| Bedrooms | 3           |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,366       |
| Acres          | 0.16        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 19 Ranchers Crescent |
| Subdivision | Air Ranch            |
| City        | Okotoks              |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1S 0L2              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Other   |
| Parking Spaces | 6   |
| Parking        | Driveway, Garage Faces Front, Heated Garage, Oversized, See Remarks, Triple Garage Attached |
| # of Garages   | 3   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Tile   |
| Has Basement      | Yes  |

Basement Full, Partially Finished

## Exterior

Exterior Features BBQ gas line, Fire Pit, Lighting, Private Yard, Storage  
Lot Description Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stone, Wood Frame, Composite Siding, Shingle Siding  
Foundation Poured Concrete

## Additional Information

Date Listed February 27th, 2025  
Days on Market 34  
Zoning TN

## Listing Details

Listing Office RE/MAX iRealty Innovations

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