

# \$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, youâ€™ll be welcomed by gleaming hardwood floors, bright sun-filled open concept kitchen space, and an inviting living room with a cozy fireplaceâ€”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. Youâ€™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.

Donâ€™t miss the chance to own this Air Ranch gemâ€”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	174
Zoning	TN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.