

# \$1,395,000 - 96 Ranch Road, Okotoks

MLS® #A2236358

**\$1,395,000**

5 Bedroom, 5.00 Bathroom, 3,447 sqft

Residential on 0.21 Acres

Air Ranch, Okotoks, Alberta

Absolutely stunning, custom built home in exclusive community of Air Ranch backing onto a greenspace. Not a detail spared in this luxurious home with eye catching curb appeal, tasteful landscaping, stone details and a HEATED TRIPLE car garage with epoxy floor and overhead storage. Offering 4,817 SF of developed living space with 4+1 bedrooms, you are welcomed into the home and will immediately notice the abundance of natural light from the wall to wall windows and beautiful beveled hardwood flooring. The living room features a gas fireplace with floor to ceiling stone surround and opens to the Chef's dream kitchen with granite countertops, large center island with eating bar, Butler pantry and high end stainless steel appliances including double built-in ovens, gas cooktop and double wide fridge. The dining area gives access to the WEST facing backyard with a basketball court and expansive deck with pergola and hot tub. A home office, powder room and mud room complete this space. Upstairs you will find an impressive Master retreat with a spa-like 6 piece ensuite with dual vanities, soaker tub and double head shower as well as an over-sized walk-in closet with convenient cheater door access to the laundry room. Bedroom 2 comes complete with a 4 piece ensuite and the 3rd + 4th bedroom (each with their own walk-in closets) share a 5 piece bathroom. Also on this level is a workspace with built-in desk. The basement is finished with infloor heat, a home gym, family/media



room with wet bar, 5th bedroom and a 4 piece bathroom. Don't overlook the Sonos sound system, dual furnaces, tankless Hot water, central AC in the upper level, programable irrigation system and outside hot water. This home is a true masterpiece, blending timeless elegance with modern convenience in one of Okotoks' most sought-after communities. Donâ€™t miss the opportunity to experience this breathtaking home in person!

Built in 2014

**Essential Information**

MLS® #	A2236358
Price	\$1,395,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,447
Acres	0.21
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	96 Ranch Road
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0G6

**Amenities**

Amenities	Park
Parking Spaces	6

Parking	Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Basketball Court
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	4
Zoning	TN

## Listing Details

Listing Office	MaxWell Canyon Creek
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