

# \$1,299,500 - 102 Ranch Road, Okotoks

MLS® #A2235138

**\$1,299,500**

5 Bedroom, 4.00 Bathroom, 3,057 sqft

Residential on 0.23 Acres

Air Ranch, Okotoks, Alberta

Welcome to this expansive and beautifully appointed 2 storey home offering over 4,000 sq ft of thoughtfully designed living space. Located in one of Okotoks's™ most sought after, family friendly communities, this home combines luxurious features with everyday comfort. The main floor welcomes you with rich hardwood flooring, a spacious open concept layout, and premium finishes throughout. The kitchen is a chef's™ dream with high end appliances, a large pantry, under cabinet lighting, quartz counters and a huge island, perfect for entertaining. A private office, mudroom with access to the heated triple car garage, and a stylish 2 piece bathroom complete the main level. Upstairs, you'll™ find a generous family room perfect for movie nights or a kids's™ play area. The massive primary suite is a true retreat, featuring a luxurious 5 piece ensuite and an oversized walk-in closet. Three additional bedrooms, a full bathroom, and a convenient upstairs laundry room ensure there's™ room for everyone. The fully finished basement adds even more living space with a large rec room, a fifth bedroom, another full bathroom (with laundry hookups), and a home gym. Step outside to your private west facing backyard, backing onto peaceful green space ideal for enjoying sunsets and outdoor gatherings. The home also includes central A/C, an IQ Air filtration system, sprinkler system and whole-home water filtration for year-round comfort and wellness. Situated close to top



rated schools, boutique shopping, dining, golf courses, and all amenities, this exceptional home offers the perfect blend of luxury, location, and lifestyle. Call for your private showing today!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235138    |
| Price          | \$1,299,500 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,057       |
| Acres          | 0.23        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 102 Ranch Road   |
| Subdivision | Air Ranch        |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S0K8           |

**Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Other                                                                          |
| Parking Spaces | 6                                                                              |
| Parking        | Driveway, Heated Garage, Oversized, Triple Garage Attached, Workshop in Garage |
| # of Garages   | 3                                                                              |

**Interior**

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Stone Counters                                            |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings, Induction Cooktop |
| Heating           | Forced Air                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                              |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting                                                              |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Stone, Stucco, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 35              |
| Zoning         | TN              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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