\$949,900 - 18 Ranchers Bay, Okotoks

MLS® #A2228525

\$949,900

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, you'II 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 boats 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. You'II 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.

Don't miss the chance to own this Air Ranch gemâ€"schedule your tour today!

Built in 2024

Essential Information

MLS® # A2228525 Price \$949,900

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 Pad, Triple Garage Attached

of Garages 3

Interior

Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Interior Features

Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)

Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, **Appliances**

Range Hood, Refrigerator

Forced Air, Natural Gas Heating

Cooling None **Fireplace** Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Tile

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features Private Entrance

Back Yard, Corner Lot, Cul-De-Sac Lot Description

Roof Asphalt

Construction Composite Siding, Stucco

Foundation **Poured Concrete**

Additional Information

Date Listed June 6th, 2025

Days on Market 20

Zoning TN

Listing Details

eXp Realty **Listing Office**

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