

\$935,000 - 184 Ranch Road, Okotoks

MLS® #A2260439

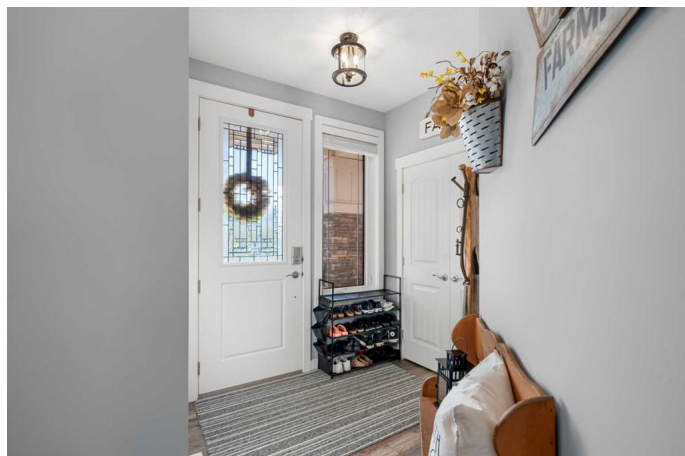
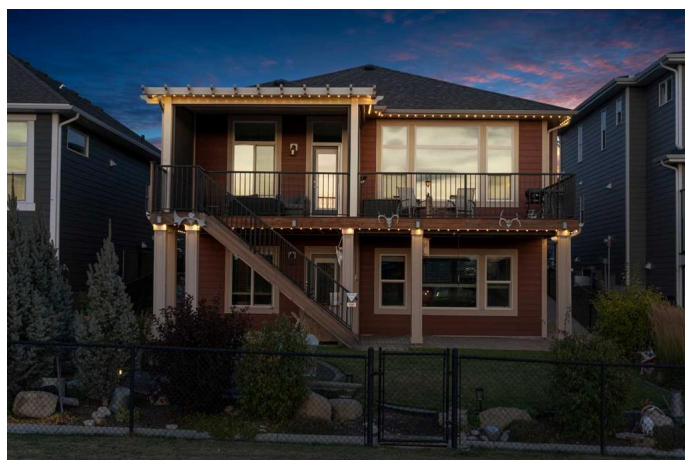
\$935,000

3 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.12 Acres

Air Ranch, Okotoks, Alberta

Gorgeous upgraded walkout 3 bedroom bungalow backing onto greenspace with great mountain views. This beautiful home has central air conditioning, epoxy flooring in a heated oversized garage, underground sprinklers, amazing landscaping, a full width deck with a gazebo and remote control screens, gemstone lighting and many other upgrades. As you drive up to the property you will love the low maintenance front yard and the great curb appeal on this home. Inside you will find beautiful LVP flooring, high ceilings and a fabulous layout. This home was designed to take full advantage of the west facing views, featuring huge windows throughout the back of the property, providing tons of natural light and allowing you a great view of our awesome sunsets. The spacious living room has a gas fireplace - making it a great place to relax after a long day! Entertain in the large dining room or step out side onto the massive deck and then you can choose whether to sit in the covered, screened area or be out in the open enjoying your BBQ! The kitchen is stunning and features a huge granite island with room for 4 bar stools, stainless steel appliances, including a gas stove, extended height white cabinets and a walkthrough pantry. The laundry room has a lovely barn wood counter above the washer and dryer, a sink with granite counter, drink fridge and a useful built in storage bench. The spacious master bedroom has a walk in closet and features a beautiful barn wood door



leading to the 5 piece ensuite with large shower, soaker tub and dual sinks with granite counter. Completing this level is a half bathroom. In the fully finished walkout basement there is a large family/games room with built in speakers and lots of natural light from the large windows. There is a gym area with rubber flooring and mirrors - perfect for the fitness enthusiast or for a children's play area. There are 2 large bedrooms both with great sized closets and a 3 piece bathroom with a large shower. The furnace room has lots of storage with built in shelving. Did I mention this home has a water softener, a reverse osmosis system for your drinking water and gemstone lights both front and back? The yard has beautiful landscaping and includes a large concrete pad outside of the walkout basement, a paved patio area, a gravel firepit area, underground sprinklers and beautiful flower beds and trees. The 22x24ft heated garage features high ceilings, epoxy flooring, slat walls, tire rack and a bicycle pulley system - a garage to be proud of! This home is stunning and should be viewed to be appreciated! View 3D tour/Multi Media/virtual tour.

Built in 2018

Essential Information

MLS® #	A2260439
Price	\$935,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.12
Year Built	2018
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

Community Information

Address	184 Ranch Road
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0H1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Rectangular Lot, Views, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	13
Zoning	TN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.