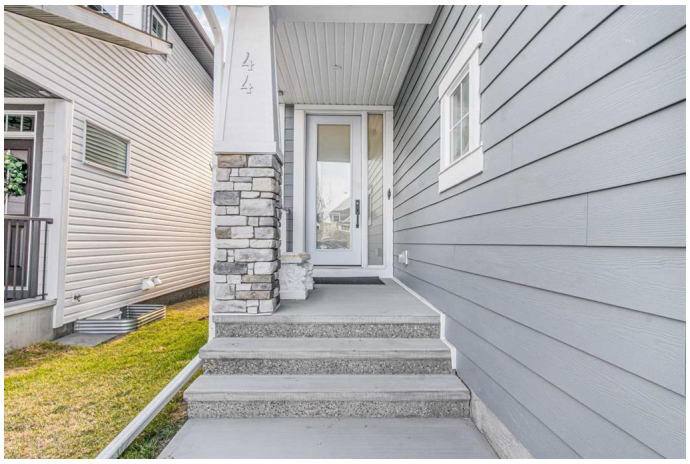
$980,000 - 44 Ranchers Way, Okotoks

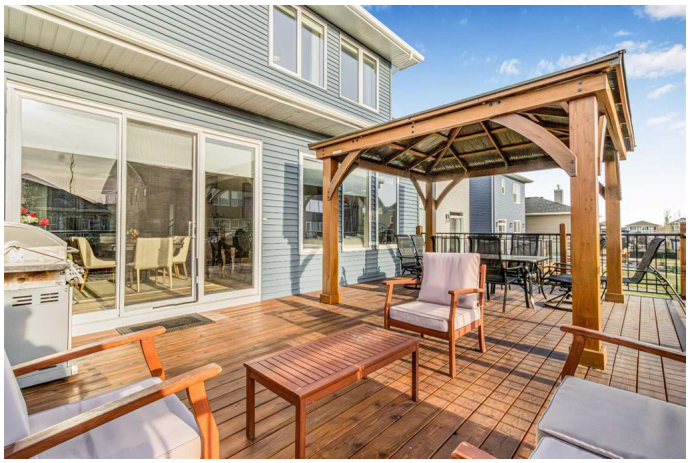
MLS® #A2216181

$980,000

4 Bedroom, 4.00 Bathroom, 2,782 sqft
Residential on 0.11 Acres

Air Ranch, Okotoks, Alberta





Welcome to your dream home! This brand new build boasts all the upgrades you could ever need, with no wait time for construction. Move in quickly and start enjoying the luxurious features of this stunning home. From the moment you step inside, you will be impressed by the vaulted entrance and 9' ceilings that run throughout the entire house, including the basement, main floor, and upper level. The back living and dining rooms feature even higher 10' ceilings, giving the space a grand feel. And the windows that wrap the entire space give it an even more open and airy feel. In the kitchen, you'll find top-of-the-line KitchenAid appliances and a Hansgrohe faucet. The rifted white oak cabinets, stacked upper cabinets, and custom hood fan make this kitchen truly one-of-a-kind. The Viscount White granite waterfall countertops, kitchen backsplash, and custom granite fireplace add a touch of elegance. The upgrades continue with 8' doors throughout the main and upper floors, casement windows (triple pane), and an 8' patio door. The black spindle railings throughout the home add a sleek and modern touch. The main floor and stairs are adorned with Mirage White oak solid hardwood, adding warmth and sophistication to the space. The Kuzco Lighting throughout the house comes with a 5-year warranty, ensuring your home will remain well-lit for years to come. Roller blinds are also included throughout the house, adding privacy and style. The upstairs features a total of 4 good sized bedrooms, a large

central bonus room & upper floor laundry. The primary bedroom is sure to impress with dual full sized closets and ample space to relax. The bathrooms in this home are a true oasis, featuring a fully tiled shower and a free-standing bathtub. You'll love the high-end Toto and Moen plumbing fixtures and the up-to-the-ceiling mirrors that make the space feel even larger. The lower level has all the difficult work done with a full 4 piece bathroom and a 5th bedroom. There's still over 700 SqFt of undeveloped basement (complete with wet bar rough in) just waiting for you to complete your dream media room/theatre room, kids play area or rec room. This home is also equipped ceiling speakers in the living room, and Lutron Caseta light switches. And the double attached garage to keep the cars warm and secure all year long. The outdoor space has a massive custom built 18'x26' Cedar Deck deck to enjoy your sunny evenings! Don't miss out on the opportunity to own this stunning home with all the upgrades you could ever want, without the wait of building from scratch.

Built in 2023

Essential Information

MLS® #	A2216181
Price	$980,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,782
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active

Community Information

Address	44 Ranchers Way
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 4C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025

Days on Market	46
Zoning	TN

Listing Details

Listing Office	RE/MAX Landan Real Estate

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