

# \$914,999 - 2 Ranchers Bay, Okotoks

MLS® #A2224291

## \$914,999

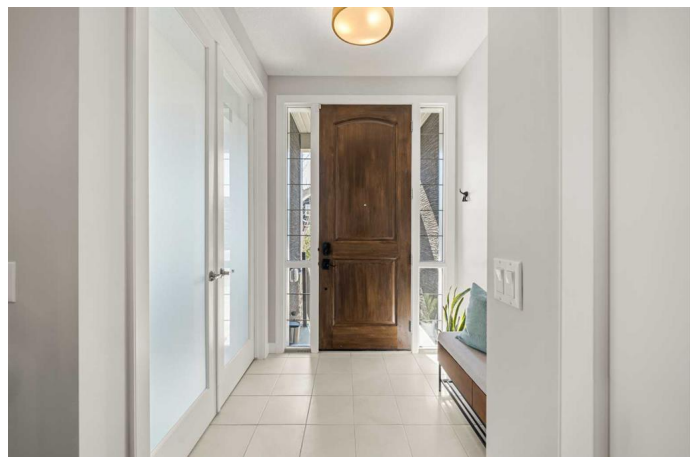
5 Bedroom, 4.00 Bathroom, 2,341 sqft

Residential on 0.16 Acres

Air Ranch, Okotoks, Alberta

Tucked away in a quiet cul-de-sac in the prestigious Air Ranch, this former show home isn't just a house—it's a lifestyle upgrade. With over 3,260 sq ft of beautifully developed living space, this 5-bedroom, 4-bathroom home blends thoughtful design with everyday comfort. From the moment you arrive, the curb appeal draws you in. Inside, you're welcomed by soaring 8-ft doors, rich flooring, and streams of natural light. Work from home in style in the main floor office, perfectly positioned with dual-aspect windows to keep you inspired all day. The open-concept living room invites you to unwind beside a modern fireplace and designer feature wall. At the heart is a chef's kitchen with quartz counters, a huge island, premium stainless appliances and a pantry, this space was made for gatherings. Just beyond, the west-facing deck is perfect for summer BBQs and relaxing evenings with family and friends while enjoying Alberta's big sky sunsets. Upstairs, the primary retreat offers a walk-in closet and spa-style 5-piece ensuite with dual vanities, soaking tub, and oversized shower. Two more bedrooms, a bonus room with built-in desk, a full bath, and laundry complete this level. Downstairs features a guest suite with ensuite, a home gym (or 5th bedroom), and a large flex room.

With central A/C, irrigation, mountain views, and a family-friendly location near paths, playgrounds, and shopping, this is a home where memories are made. View



3D/Multimedia/Virtual Tour.

Built in 2019

### Essential Information

MLS® #	A2224291
Price	\$914,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,341
Acres	0.16
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2 Ranchers Bay
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0P2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Stone Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 24th, 2025
Days on Market	5
Zoning	TN

## Listing Details

Listing Office	RE/MAX First
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