

# \$1,179,000 - 42 Ranchers Green, Okotoks

MLS® #A2221005

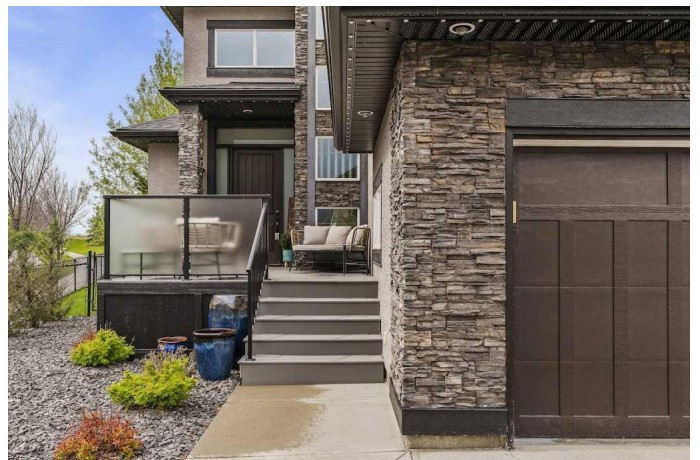
**\$1,179,000**

6 Bedroom, 4.00 Bathroom, 2,783 sqft

Residential on 0.25 Acres

Air Ranch, Okotoks, Alberta

Tucked into a quiet pocket of Air Ranch, backing onto a professionally maintained community green space and tastefully rejuvenated with timeless flair, this is an opportunity you can't afford to miss! The elevated composite front porch and Gemstone architectural lighting welcome you before you've even stepped through the custom front door. What did you notice first? Was it the fresh paint and beautiful engineered hardwood flooring, or the spacious entry? Sometimes you don't appreciate an entryway like that until realizing you didn't spill into the living room while you're still trying to take your shoes off. Then again, you might not notice until it's time to leave because in a few more steps this home will knock your socks off. The living room? Twenty feet of floor-to-ceiling stone masonry extend from the gas fireplace for warmth and two layers of huge windows draw incredible natural light. The kitchen? Completely redesigned with dual Monogram wall ovens, six-burner gas Café cooktop, Frigidaire Professional refrigerator, and a huge island configured to use maximize storage but with a minimum of four foot spacing makes the space feel even larger than it already is. The dining area? Never worry about offering a few last minute invitees to holiday dinner again. The backyard is where things get really difficult! Do you lounge in the shaded nook on the stamped concrete patio? Or do you settle around a fire at the back of the property? Or does everyone



hangout in the cedar gazebo thats over 250sqft? Hopefully the 16ftx12ft shed can store everything you need! Big family or in need of another designated room or two for hobbies and passion projects? There are a total of six bedrooms to choose from. Six?! The primary bedroom upstairs has a fully renovated ensuite with walk-in closet and heated floors/towel bar. Plus there are two more bedrooms and a full bathroom. The lower level is where you'll find the other three bedrooms and yet another full bathroom. Where will people hangout? If the stylish main floor office and twenty foot ceilings in the living room get boring, then you have the isolated bonus room upstairs. However, you may find the massive wet bar beside the lower level media room a tad more convenient. What else can there be? Well, there's the renovated mudroom with built-ins which is the perfect location for laundry. Oh and the pocket bathroom beside it was also refreshed. Then there's the heated garage that's so big it doesn't feel right to refer to it as a! Wait! Why haven't you booked a showing yet?

Built in 2009

## Essential Information

MLS® #	A2221005
Price	\$1,179,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,783
Acres	0.25
Year Built	2009
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	42 Ranchers Green
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0G6

### Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Dog Run Fenced In, Front Yard, Gazebo, Landscaped, Level, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt

Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Zoning	TN

### **Listing Details**

Listing Office	Charles
----------------	---------

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.