

\$914,999 - 2 Ranchers Bay, Okotoks

MLS® #A2224291

\$914,999

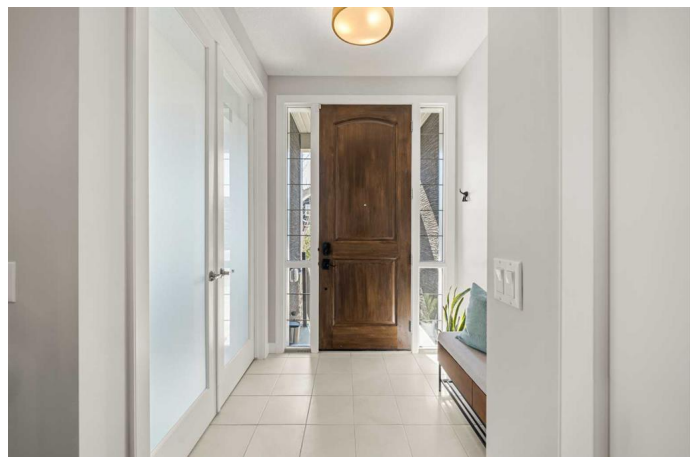
5 Bedroom, 4.00 Bathroom, 2,341 sqft

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 | 3 |
| Zoning | TN |

Listing Details

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

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