

# \$1,050,000 - 62 Ranchers Crescent, Okotoks

MLS® #A2214270

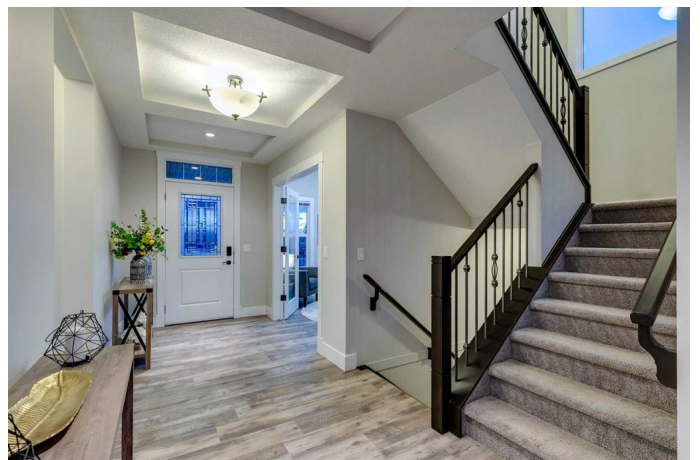
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,705 sqft

Residential on 0.19 Acres

Air Ranch, Okotoks, Alberta

This gorgeous 2 storey home will be sure to impress! A fully finished basement (2021) it offers over 3800sqft of living space. Gather friends and family in the open concept main floor with a massive centre island that anchors this incredible gourmet kitchen featuring stainless steel appliances, induction stove and wall oven. The large walk-through pantry leads into a generous mudroom that has built in shelving and walk-in closet. The gas heated triple attached garage offers plenty of overhead storage and a great place for a work shop! Main floor office, half bath, a beautiful living room with gas fireplace, dining area with tray ceilings and a wall of windows that look out onto a large greenspace. Upstairs is a massive bonus room with a vaulted ceiling and built in shelving. Enter the double doors into your spacious master suite with tray ceiling, 5 piece en-suite with soaker tub and steam shower. The main bath upstairs has dual sinks, there are two additional great sized bedrooms, and a spacious laundry room with its own sink area and storage. The newly finished basement includes a large 4th bedroom with closet barn doors, media room with theatre lighting/games room/gym space, designated 20amp line for sauna, spa inspired 3 piece bathroom with gorgeous shower. There is plenty of extra storage space in the mechanical room and under the stairs, or in the 5x16 shed. Kids can catch the school bus right out back as well? Central air and central vac are just a few more of the many features



you will find in this home. Don't miss out on this opportunity to own in the sought after community of Air Ranch!

Built in 2014

### **Essential Information**

MLS® #	A2214270
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,705
Acres	0.19
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	62 Ranchers Crescent
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0K5

### **Amenities**

Amenities	Park, Playground
Parking Spaces	5
Parking	220 Volt Wiring, Front Drive, Garage Door Opener, Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island,
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	Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	11
Zoning	TN

### Listing Details

Listing Office	MaxWell Capital Realty
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