

# \$949,900 - 18 Ranchers Bay, Okotoks

MLS® #A2228525

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,677 sqft

Residential on 0.14 Acres

Air Ranch, Okotoks, Alberta

Welcome home to 18 Ranchers Bay! This beautiful, brand new 4-bedroom, 4-bath home blends timeless finishes with modern upgrades, located in the sought-after Air Ranch neighbourhood. As you step inside, youâ€™ll be welcomed by gleaming hardwood floors, bright sun-filled open concept kitchen space, and an inviting living room with a cozy fireplaceâ€”perfect for quiet evenings or lively gatherings.

The spacious kitchen features stainless steel appliances, quartz countertops, and a large island, opening up to a sunlit dining area with views of the backyard deck. The main floor also boasts a large, private home office space which welcomes the morning sun in the large windows.

Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and an en-suite bath boasting a glassed in shower and double vanity. Three additional bedrooms, and a flex space provide flexibility for a large family and guests.

Outdoors, enjoy a deck which overlooks the yard, open for your landscaping imagination. Youâ€™ll also fancy a large, triple car garage with extra storage possibilities.

The spacious lower level features soaring ceilings, with a separate entrance, well suited for a potential legal suite, pending town



approval.

Situated steps from parks, schools, daycares, and a developing commercial plaza, this home is ideal for those seeking a tranquil family space with the nearby conveniences.

Donâ€™t miss the chance to own this Air Ranch gemâ€”schedule your tour today!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228525    |
| Price          | \$949,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,677       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 18 Ranchers Bay  |
| Subdivision | Air Ranch        |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S0G8           |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Parking Pad, Triple Garage Attached |
| # of Garages   | 3                                   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Gas, Mantle, Tile   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Unfinished   |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Entrance                  |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac |
| Roof              | Asphalt                           |
| Construction      | Composite Siding, Stucco          |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 38             |
| Zoning         | TN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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