

# \$1,195,000 - 102 Ranch Road, Okotoks

MLS® #A2256733

**\$1,195,000**

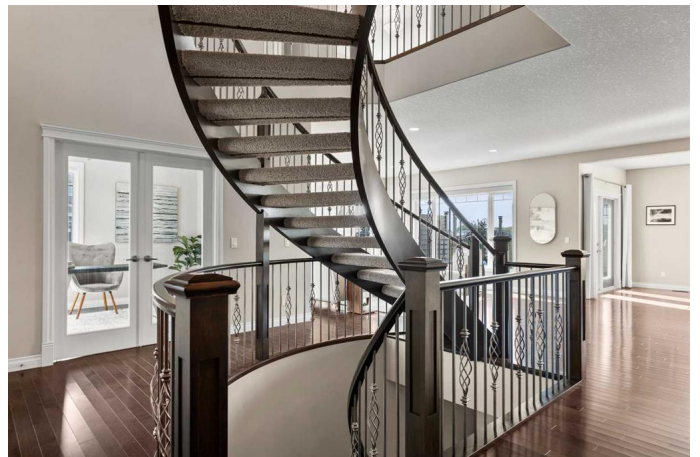
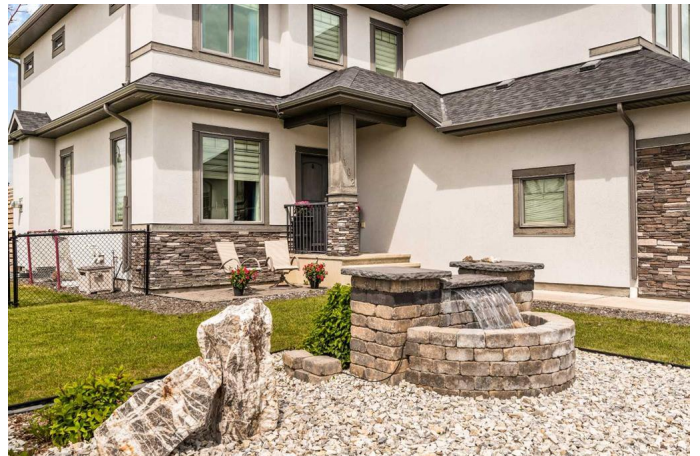
6 Bedroom, 4.00 Bathroom, 3,070 sqft

Residential on 0.23 Acres

Air Ranch, Okotoks, Alberta

Welcome to 102 Ranch Road, a beautifully appointed 2-storey home in the prestigious Air Ranch community of Okotoks. Offering over 4,000 sq. ft. of finished living space, this property blends thoughtful design with luxurious features for everyday living. The main floor showcases rich hardwood flooring and an open-concept layout with a show-stopping spiral staircase that certainly makes a statement! The chef's kitchen with quartz counters, premium appliances, walk-through pantry and a massive island are perfect for entertaining. A private office, stylish powder room, and mudroom with access to the heated triple garage add convenience.

Upstairs, you'll find a spacious bonus room, laundry, and four generous bedrooms, including a luxurious primary suite with spa-inspired 5-piece ensuite and oversized walk-in closet. The fully finished basement expands the living space with a large rec room, fitness room that could be an additional bedroom, another bedroom, and full bath—plus a rough-in for a future bar and additional basement laundry area. Step outside to your huge composite deck overlooking a big backyard designed for family fun, complete with a firepit and a trampoline. Additional features include two central A/C units, a medical-grade air filtration system, whole-home water filtration, underground sprinklers, and premium finishes throughout. Ideally located close to top-rated schools, parks, shopping, and golf, this exceptional



property combines luxury, comfort, and community in one of Okotoks’s most desirable neighborhoods.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256733    |
| Price          | \$1,195,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,070       |
| Acres          | 0.23        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 102 Ranch Road   |
| Subdivision | Air Ranch        |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S0K8           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                          |
|-----------------|--------------------------|
| Appliances      | See Remarks              |
| Heating         | Fireplace(s), Forced Air |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full                     |

## Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit                                                                                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Waterfall |
| Roof              | Asphalt Shingle                                                                                                                            |
| Construction      | Stucco, Wood Frame                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 66                   |
| Zoning         | TN                   |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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.