

18 Ranchers Bay Okotoks, Alberta

MLS # A2228525



\$949,900

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,677 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

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, you'll be welcomed by gleaming hardwood floors, bright sun-filled open concept kitchen space, and an inviting living room with a cozy fireplace—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. You'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. Don't miss the chance to own this Air Ranch gem—schedule your tour today!