

# \$899,000 - 156 Ranch Road, Okotoks

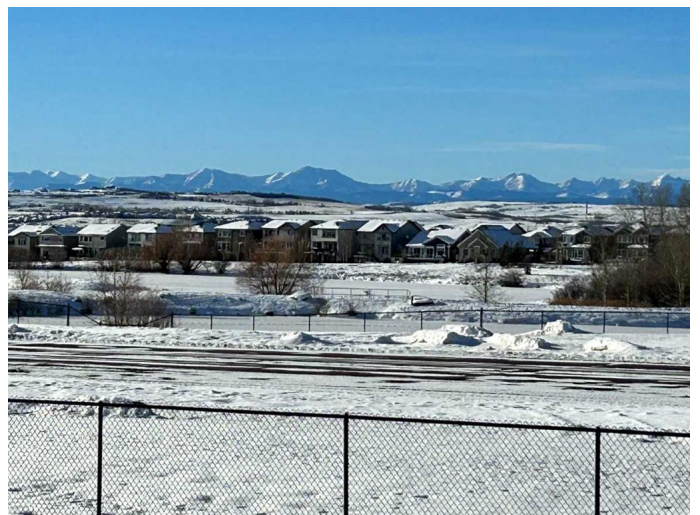
MLS® #A2173291

**\$899,000**

3 Bedroom, 3.00 Bathroom, 1,553 sqft  
Residential on 0.16 Acres

Air Ranch, Okotoks, Alberta

Welcome to 156 Ranch Road! Nestled in the desirable Air Ranch community, this charming retirement home offers easy living with curb appeal. This bungalow offers three bedrooms, and over 2800 sq. ft. of developed living space. As you enter into the inviting entrance of the home you have an office set off to the side and beautiful engineered hardwood floors guide you into a spacious open floor plan featuring a kitchen with an amazing over sized island with eye catching granite and hugged by warm cabinetry, and high-end stainless steel appliances. The living room showcases a contemporary gas fireplace with elegant floor to ceiling tile, and access to the upper oversized deck with gas line for your BBQ, stunning views of the mountains, green space with pond, and a variety of aircrafts coming and going. The low maintenance fenced backyard offers lots of entertainment space for family and friends and also has access to an extensive network of scenic pathways and trails, perfect for walking, biking, or running. The spacious primary bedroom provides a space to rest, reset, and relax in a modern 5-piece ensuite, walk-in closet to main floor laundry for added convenience. An extra wide staircase leads you to the lower level that is full of coziness, comfy lush carpet, family room, two bedrooms, and 4-piece bath and utility furnace room that offer lots of storage. The attached oversized double garage one can readily park two trucks. If you're looking to explore beautiful parks and



recreation areas that offer a mix of relaxation and adventure, unique shops, cozy cafes to fine dining, and be part of a warm and sociable community, then 156 Ranch Road is for you

Built in 2018

### **Essential Information**

MLS® #	A2173291
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,553
Acres	0.16
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	156 Ranch Road
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0P4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	1

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), No Animal Home, Soaking Tub
-------------------	---

Appliances	Dishwasher, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In, Electric Cooktop
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 25th, 2024
Days on Market	161
Zoning	TN

## Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.