

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

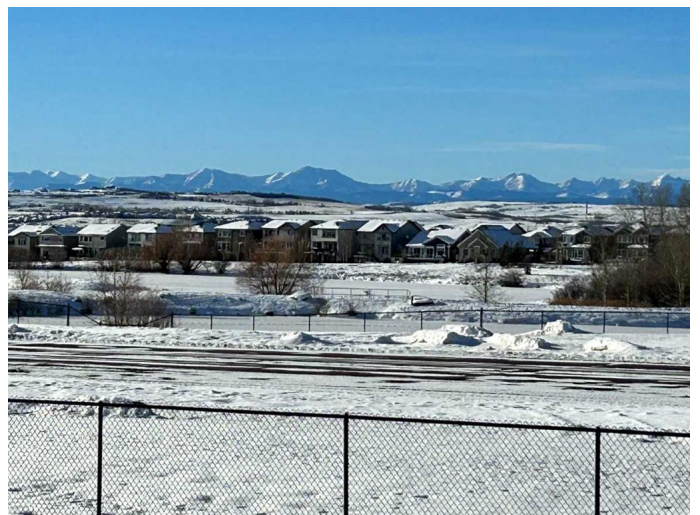
MLS® #A2173291

**\$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 | 167                |
| Zoning         | TN                 |

## Listing Details

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

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