# \$1,225,000 - 102 Ranch Road, Okotoks

MLS® #A2256733

## \$1,225,000

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'II 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 bathâ€"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' most desirable neighborhoods.

#### Built in 2013

### **Essential Information**

MLS® # A2256733 Price \$1,225,000

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 48
Zoning TN

# **Listing Details**

Listing Office RE/MAX Complete Realty

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