

# \$899,000 - 21 Ranchers Crescent, Okotoks

MLS® #A2262761

**\$899,000**

3 Bedroom, 3.00 Bathroom, 2,371 sqft

Residential on 0.16 Acres

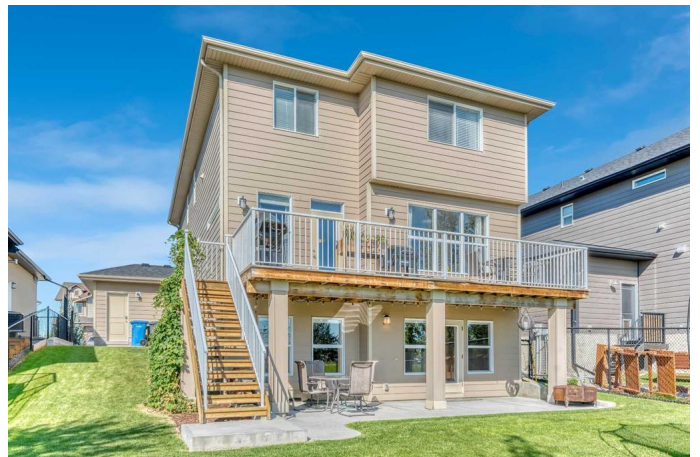
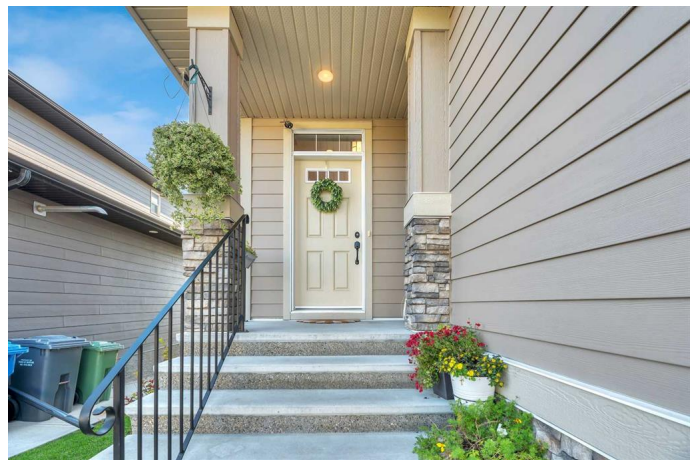
Air Ranch, Okotoks, Alberta

Welcome to 21 Ranchers Crescent, where thoughtful design and luxury come together in the prestigious community of Air Ranch® Okotoks®™ signature estate neighborhood celebrated for its wide-open skies, peaceful walking paths, and friendly, family-oriented atmosphere.

Set on a generous, beautifully landscaped lot, this impressive two-story walkout offers a perfect blend of elegance and practicality. Curb appeal is elevated with underground irrigation, a fully fenced backyard, and a triple attached heated garage with EV power and built-in sound® ideal for family life and weekend projects alike.

Step inside to discover bright, sun-filled living spaces anchored by durable luxury vinyl plank flooring throughout the main level. At the heart of the home, the kitchen is equal parts style and function, showcasing ceiling-height cabinetry, granite countertops, stainless steel appliances (including a gas range), and a walkthrough pantry that connects effortlessly to the mudroom and garage. The open-concept layout flows seamlessly into the dining and living areas® perfect for gatherings or relaxed evenings at home.

From here, step out onto the elevated deck® complete with a BBQ gas line and stairs leading down to the backyard® an ideal extension of your living space for summer



barbecues or quiet mornings with coffee.

Upstairs, find a spacious family room and three comfortable bedrooms, including a serene primary retreat featuring a spa-inspired five-piece ensuite and walk-in closet. A second full bathroom and a convenient laundry room with a gas dryer (for lower utility costs) complete the upper level.

The partially developed walkout basement offers room to expand and personalize, with thoughtful features already in place—like a large concrete patio wired for a hot tub, conduit for a future gas line, and exterior power for a shed. Comfort is maximized throughout the home with dual-zone climate control, central air conditioning, and built-in speakers.

Life in Air Ranch means you can enjoy estate-style living with small-town warmth. Parks, playgrounds, and scenic walking paths are steps away, while Okotoks’s vibrant shopping, dining, and recreation amenities are just minutes from your door. Families will appreciate the proximity to schools, and commuters will love the easy access to Calgary.

If you’re looking for a home that perfectly balances comfort, quality, and connection, this Air Ranch gem is ready to welcome you home.

Built in 2015

**Essential Information**

MLS® #	A2262761
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,371
Acres	0.16
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	21 Ranchers Crescent
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0L2

### Amenities

Amenities	Other, Park
Parking Spaces	6
Parking	Heated Garage, Insulated, Triple Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	3

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Dryer
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished, Exterior Entry, Walk-Out

### Exterior

Exterior Features	BBQ gas line
-------------------	--------------

Lot Description	Back Yard, Lawn, Level, No Neighbours Behind, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 7th, 2025
Zoning	TN

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.