

\$825,000 - 57 Ranchers Way, Okotoks

MLS® #A2256165

\$825,000

4 Bedroom, 3.00 Bathroom, 2,493 sqft

Single Family on 0.11 Acres

Air Ranch, Okotoks, Alberta

PRICE IMPROVEMENT ~~ OPEN HOUSE
SAT. OCT 11 , 2 - 4 ~~ Welcome home to this stunning, nearly new walkout home that is designed for modern family living and entertaining. At the heart of the home is a gorgeous kitchen with a large island, a separate pantry, and a family-sized walkthrough from the garage for easy everyday flow. The dining room boasts a striking feature wall (you can access the main level balcony from the dining room) and the living room is warmed by a showstopper gas fireplace with an included art frame TV. An office/flex room and a stylish 2-piece powder room complete this level. The upper level offers 4 bedrooms plus a bonus room (that divides the primary suite from the other 3 bedrooms) and is filled with thoughtful upgrades throughout. The primary suite is a true retreat with a luxurious 5-piece ensuite, walk in closet with room for a king sized bedroom set. This floor also features a 5-piece family bath, convenient laundry with a sink rough-in, and two of the bedrooms have walk-in closets. The unfinished walkout basement is bright and open, with a bathroom rough-in, a great utility area complete with a laundry tub. Additional highlights include a 50-gallon hot water tank, dual-zone furnace, main level flooring upgraded to showhome standards and the garage was bumped out an additional 2 feet " so yes, your truck will fit! Outside, enjoy the thoughtfully landscaped backyard with a pergola, a fenced dog run,



and a gas line on the back deck for BBQs.
Located in beautiful Air Ranch, with access to the walking/biking trails, schools, conveniently accessible main roads for commuting, this home combines style, function, and space for the whole familyâ€”move-in ready and waiting for you! (id:6289)

Built in 2022

Essential Information

Listing #	A2256165
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,493
Acres	0.11
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	57 Ranchers Way
Subdivision	Air Ranch
City	Okotoks
Province	Alberta
Postal Code	T1S4C8

Amenities

Amenities	Park, Schools, Shopping
Features	Closet Organizers, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Oversize
# of Garages	2

Interior

Appliances	Washer, Dishwasher, Stove, Dryer, Microwave, Freezer, Hood Fan, Window Coverings, Garage door opener
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Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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Listing information last updated on October 13th, 2025 at 1:31am PDT