

# \$949,900 - 18 Ranchers Bay, Okotoks

MLS® #A2228525

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,677 sqft

Residential on 0.14 Acres

Air Ranch, Okotoks, Alberta

Welcome home to 18 Ranchers Bay! This beautiful, brand new 4-bedroom, 4-bath home blends timeless finishes with modern upgrades, located in the sought-after Air Ranch neighbourhood. As you step inside, youâ€™ll be welcomed by gleaming hardwood floors, bright sun-filled open concept kitchen space, and an inviting living room with a cozy fireplaceâ€”perfect for quiet evenings or lively gatherings.

The spacious kitchen features stainless steel appliances, quartz countertops, and a large island, opening up to a sunlit dining area with views of the backyard deck. The main floor also boasts a large, private home office space which welcomes the morning sun in the large windows.

Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and an en-suite bath boasting a glassed in shower and double vanity. Three additional bedrooms, and a flex space provide flexibility for a large family and guests.

Outdoors, enjoy a deck which overlooks the yard, open for your landscaping imagination. Youâ€™ll also fancy a large, triple car garage with extra storage possibilities.

The spacious lower level features soaring ceilings, with a separate entrance, well suited for a potential legal suite, pending town



approval.

Situated steps from parks, schools, daycares, and a developing commercial plaza, this home is ideal for those seeking a tranquil family space with the nearby conveniences.

Donâ€™t miss the chance to own this Air Ranch gemâ€”schedule your tour today!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228525    |
| Price          | \$949,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,677       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 18 Ranchers Bay  |
| Subdivision | Air Ranch        |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S0G8           |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Parking Pad, Triple Garage Attached |
| # of Garages   | 3                                   |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | None                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Family Room, Gas, Mantle, Tile                                                                                                           |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                         |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Entrance                  |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac |
| Roof              | Asphalt                           |
| Construction      | Composite Siding, Stucco          |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 23             |
| Zoning         | TN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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