

\$850,000 - 57 Ranchers Way, Okotoks

MLS® #A2256165

\$850,000

4 Bedroom, 3.00 Bathroom, 2,493 sqft
Residential on 0.11 Acres

Air Ranch, Okotoks, Alberta

OPEN HOUSE ~ SAT. Sept 20 2 - 4 pm ~

This stunning, nearly new walkout home 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 family—move-in ready and waiting for you!

Built in 2022

Essential Information

MLS® #	A2256165
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,493
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

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

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Freezer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors
Has Basement	Yes
Basement	Walk-Out, See Remarks

Exterior

Exterior Features	BBQ gas line, Dog Run
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	7
Zoning	TN

Listing Details

Listing Office	CIR Realty
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