



## 18 Ranchers Bay Okotoks Alberta

\$949,900

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, you'll be welcomed by gleaming hardwood floors, bright sun-filled open concept kitchen space, and an inviting living room with a cozy fireplace—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. You'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. Don't miss the chance to own this Air Ranch gem—schedule your tour today! (id:6769)

Loft 10.67 Ft x 11.33 Ft  
4pc Bathroom 4.92 Ft x 8.42 Ft  
4pc Bathroom 4.92 Ft x 8.08 Ft  
5pc Bathroom 10.92 Ft x 10.50 Ft  
Bedroom 11.00 Ft x 13.08 Ft  
Bedroom 10.92 Ft x 15.58 Ft  
Bedroom 10.75 Ft x 13.67 Ft  
Laundry room 7.42 Ft x 5.92 Ft  
Primary Bedroom 16.75 Ft x 21.33 Ft  
Other 5.33 Ft x 10.92 Ft

Other 5.00 Ft x 4.83 Ft  
Other 5.00 Ft x 4.83 Ft  
Kitchen 9.50 Ft x 18.42 Ft  
Other 8.75 Ft x 4.92 Ft  
Dining room 7.17 Ft x 18.42 Ft  
Living room 12.00 Ft x 14.42 Ft  
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Office 9.92 Ft x 12.92 Ft  
2pc Bathroom 6.92 Ft x 4.92 Ft

Listing Presented By:



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