



# 114 Ranch Road Okotoks Alberta

\$1,200,000

Looking for a home that has the "wow" factor the moment you step inside? This former show home in Okotoks' highly desirable Air Ranch community delivers exactly that--and so much more. With 5 bedrooms, 3.5 bathrooms, and nearly every upgrade you could ask for, this property backs directly onto greenspace, offering a unique setting you won't find anywhere else. It's a rare combination of refined design and everyday comfort, all wrapped up in one incredible package. From the moment you walk in, the grand foyer makes an impression with 18' ceilings, a sweeping spiral staircase, and natural light that fills the main floor. The layout is built for both entertaining and family living. The kitchen is every chef's dream--featuring a Wolf gas range, Viking fridge, custom Hammersmith hood fan, and a convenient water filtration/softener system. Rich cabinetry runs floor-to-ceiling, paired with granite counters, a large island, and a walk-in pantry to keep everything organized. Throughout the main level, you'll notice thoughtful details that set this home apart. A built-in audio system lets you enjoy music in every room. The office, tucked behind distinctive arched French doors, provides a quiet space for work or study. Even the laundry room has been elevated with granite counters to match the home's cohesive, upscale feel. Upstairs, three generously sized bedrooms and two full bathrooms provide plenty of space for family and guests. The primary suite is the highlight--a true retreat with room for a king-sized bed and private seating area. The 5-piece ensuite feels like a spa with a granite double vanity, corner soaker tub, walk-in tiled shower, and expansive walk-in closet. The fully finished lower level is where this home really shines. With two additional bedrooms, a 3-piece bath featuring a steam shower, and a large family room complete with a cozy gas fireplace and built-...

Recreational, Games room 23.67 Ft x 28.83 Ft

Furnace 9.92 Ft x 9.75 Ft

Bedroom 9.83 Ft x 19.92 Ft

3pc Bathroom 10.83 Ft x 9.42 Ft

Storage 7.75 Ft x 9.42 Ft

Bedroom 9.50 Ft x 13.67 Ft

Dining room 11.75 Ft x 13.50 Ft

Den 12.00 Ft x 10.00 Ft

2pc Bathroom 5.92 Ft x 7.67 Ft

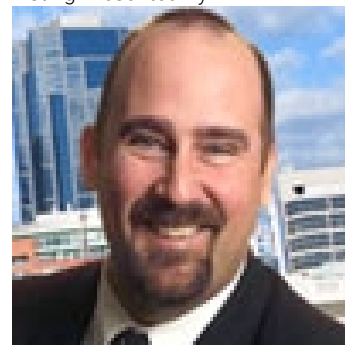
Laundry room 6.33 Ft x 9.92 Ft

Primary Bedroom 11.92 Ft x 19.42 Ft

5pc Bathroom 10.83 Ft x 17.33 Ft

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Listing Presented By:



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Kitchen	18.00 Ft x 19.42 Ft	Bedroom	10.00 Ft x 12.92 Ft
Sunroom	16.67 Ft x 12.08 Ft	Bedroom	10.67 Ft x 11.83 Ft
Living room	17.00 Ft x 16.75 Ft	4pc Bathroom	7.83 Ft x 6.92 Ft