



## 116 Ranchers View Okotoks Alberta

\$925,000

Situated in the sought-after Air Ranch community, this beautiful 2022-built home blends craftsmanship, thoughtful design, and modern comfort across nearly 3,900 square feet of living space. With five bedrooms, including four upstairs, and a main floor office, this residence offers a rare combination of space, flexibility, and function for a busy household. The exterior stands out right away with architectural stone, premium siding, and sleek black triple-pane windows that balance style and energy efficiency. Inside, natural light fills the open-concept main floor while wide-plank hardwood flows throughout. Every finish feels cohesive and deliberate, creating a space that is both welcoming and refined. The kitchen is the centerpiece of the home, designed with quartz countertops, full-height cabinetry, a gas range with pot filler, and a walk-through butler's pantry complete with a coffee bar. Just off the kitchen, a private office provides a quiet spot for work or study. The living room is warm and comfortable, highlighted by a shiplap fireplace with a solid wood mantel. Large patio doors open to a spacious deck and pergola overlooking a beautifully landscaped, low-maintenance, south-facing backyard, ideal for year-round relaxation or entertaining. Upstairs, four generous bedrooms provide a layout rarely found in homes like this. The vaulted bonus room separates the primary suite from the secondary bedrooms, offering both connection and privacy. The primary bedroom is a true retreat with a spa-inspired ensuite featuring dual sinks, a deep soaker tub, glass-enclosed shower, and private water closet. The ensuite connects directly to a large walk-in closet with convenient access to the upper laundry room. A full bathroom completes the upper level. The finished basement adds even more living space, with nine-foot ceilings, a large recreation area, and an exceptionally sp...

5pc Bathroom Measurements not available

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Bedroom 12.83 Ft x 10.08 Ft

Bedroom 10.42 Ft x 12.17 Ft

Bedroom 10.33 Ft x 12.25 Ft

Family room 13.83 Ft x 20.42 Ft

Bedroom 10.58 Ft x 15.00 Ft

Recreational, Games room 25.92 Ft x 29.08 Ft

Furnace 9.08 Ft x 19.25 Ft

2pc Bathroom Measurements not available

Dining room 13.00 Ft x 14.75 Ft

Kitchen 12.42 Ft x 15.58 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://mattburnham.com/>

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Laundry room 5.17 Ft x 12.00 Ft

Primary Bedroom 13.83 Ft x 13.42 Ft

Other 7.25 Ft x 14.33 Ft

4pc Bathroom Measurements not available

Living room 17.67 Ft x 13.25 Ft

Other 12.00 Ft x 6.08 Ft

Office 10.33 Ft x 8.75 Ft