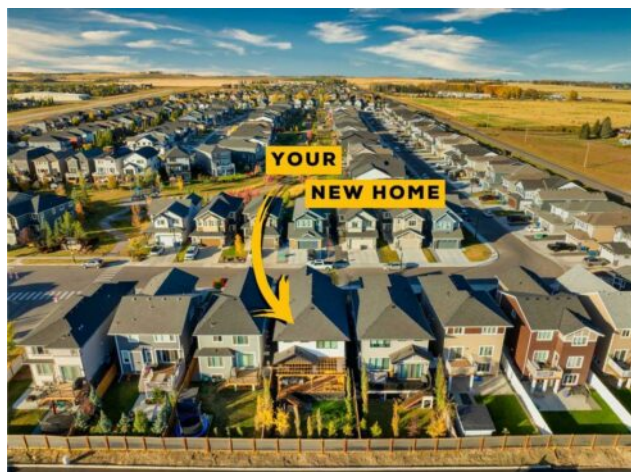


116 Ranchers View
Okotoks, Alberta
MLS # A2265526

\$930,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,710 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: NA

Situated in the award winning community of Air Ranch, this extraordinary 2022 residence redefines what modern living in Okotoks can feel like. Every inch of this nearly 3,900 square foot home has been designed with intention — combining craftsmanship, comfort, and understated luxury in one beautiful package. The exterior immediately stands out with its blend of architectural stone, Hardie Board, and premium siding. Triple-pane black-framed windows give the home a bold, refined look that hints at what's waiting inside. Step through the front door and you're greeted by a sense of openness and calm — natural light pours through oversized windows, wide-plank hardwood runs across the main level, and every finish feels cohesive and elevated. The kitchen anchors the main floor with its clean lines and functionality. Quartz countertops, full-height cabinetry, a gas range with pot filler, and a walk-through butler's pantry with coffee bar make it a true showstopper for both cooking and entertaining. The living room is defined by a statement fireplace wrapped in shiplap with a solid wood mantel — a warm focal point on cool Alberta evenings. A set of oversized patio doors opens to an expansive deck and brand-new pergola, seamlessly extending the living space outdoors. Here, you'll find custom landscaping designed for low maintenance and year-round appeal — a perfect spot for summer gatherings or quiet evenings in the sun-drenched, south-facing backyard. Upstairs, the vaulted bonus room offers a relaxed space for family time, while the primary suite feels like a private retreat. A spa-style ensuite features a glass shower, deep soaker tub, dual sinks, and a private water closet, all finished with premium quartz counters. The ensuite flows directly into a massive double walk-in closet with convenient access to

the laundry room. Three additional bedrooms and a full bathroom complete the upper level. The fully finished lower level continues the home's sense of scale and comfort, featuring nine-foot ceilings, a large recreation area, a generous fifth bedroom, and a full four-piece bath. It's the perfect blend of functionality and flexibility, ready for family movie nights or visiting guests. This property sits moments from Okotoks's newest boutique commercial plaza — an upscale community hub that will soon feature a café, wine shop, medical offices, and local conveniences — all just a short walk from your front door. Every detail, from the motorized roller shades to the triple-pane windows, speaks to a home built for longevity and lifestyle. This is where craftsmanship meets convenience, and where every day feels just a little bit elevated. Experience a home that truly stands apart — where every space tells a story of thoughtful design and effortless living.