



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**156 RANCH Road, Okotoks T1S 0P4**

MLS® #: **A2173291**

Area: **Air Ranch**

Listing Date: **10/25/24**

List Price: **\$939,900**

Status: **Active**

County: **Foothills County**

Change: **-\$30k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **2018**

Finished Floor Area  
Abv Sqft: **1,553**  
Low Sqft:  
Ttl Sqft: **1,553**

DOM

**89**  
Layout  
Beds: **3 (1 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,788 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Composite Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Microwave Hood Fan,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>23`9" x 30`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>46`6" x 52`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>27`11" x 52`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>30`4" x 55`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>20`6" x 32`0"</b>	<b>Office</b>	<b>Main</b>	<b>26`3" x 29`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>45`11" x 46`6"</b>	<b>Family Room</b>	<b>Basement</b>	<b>62`4" x 65`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>46`6" x 48`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>32`10" x 50`4"</b>

**Bedroom**  
**5pc Ensuite bath**  
**4pc Bathroom**

**Basement**  
**Main**  
**Basement**

**32`3" x 40`2"**  
**34`2" x 38`7"**  
**16`5" x 29`9"**

**Furnace/Utility Room**  
**2pc Bathroom**

**Basement**  
**Main**

**26`6" x 62`4"**  
**16`5" x 16`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TN**

**1510057**

Remarks

Pub Rmks:

**Immerse yourself in enhanced elegance within this charming three-bedroom, and over 2800 sq. ft. of living space this bungalow has to offer! Gracefully nestled in the desirable Air Ranch Community welcomes curb appeal and easy living. Starting with a large entrance with a home office set off to the side. The beautiful, engineered hardwood floors lead you into a spacious open floor plan featuring a kitchen with an amazing oversize island with "eye dropping" granite and hugged by warm cabinetry. Built-in oven and microwave, and glass top electric stove top. The living room showcases a contemporary gas fireplace with elegant floor to ceiling tile, and access to the upper oversize deck with gas line for your BBQ, a view of the mountains, green space with pond, and a variety of aircrafts coming and going. The entire house has been roughed in for a sound system with speakers (already in) and security system. The spacious primary bedroom allows a space to rest, reset, and relax in a stunning modern 5-piece ensuite, walk-through to walk-in closet to main floor laundry for added convenience. An extra wide staircase leading you to the lower level is full of coziness, comfy lush carpet, family room, two bedrooms, and 4 piece bath and lots of storage complete the basement. The exterior has lots of entertainment space for family and friends. Low maintenance fenced lush backyard with access to walking /bike paths.! With easy access to all amazing amenities Okotoks has to offer, this remarkable home & neighborhood is "your" wish-list! Welcome to 156 Ranch Road!**

Inclusions:  
Property Listed By:

**none**  
**Royal LePage Solutions**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











