



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**194 RANCH Road, Okotoks T1S0G8**

MLS®#: **A2190215**      Area: **Air Ranch**      Listing Date: **01/23/25**      List Price: **\$1,149,900**  
 Status: **Pending**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**      Finished Floor Area  
 Year Built: **2025**      Abv Sqft: **3,055**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,165 sqft**      Ttl Sqft: **3,055**  
 Lot Shape:

DOM

**9**  
Layout  
 Beds: **4 (4 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**  
 Park Feat: **Parking Pad,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance**

Construction: **Stone,Stucco**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Freezer,Garage Control(s),Gas Range,Gas Water Heater,Humidifier,Microwave,Refrigerator**  
 Int Feat: **Chandelier,Closet Organizers,Double Vanity,French Door,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`4" x 19`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`10" x 17`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 10`11"</b>	<b>Pantry</b>	<b>Main</b>	<b>6`7" x 13`6"</b>
<b>Office</b>	<b>Main</b>	<b>10`2" x 10`10"</b>	<b>Mud Room</b>	<b>Main</b>	<b>10`6" x 7`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`0" x 5`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`11" x 10`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`3" x 17`1"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`3" x 13`7"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>10`0" x 5`9"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>17`0" x 4`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`11" x 5`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 12`0"</b>

Walk-In Closet	Second	10`0" x 5`0"	Bedroom	Second	10`9" x 14`1"
Walk-In Closet	Second	10`0" x 4`6"	4pc Bathroom	Second	9`6" x 4`11"
Bedroom	Second	10`8" x 13`3"	5pc Bathroom	Second	4`11" x 11`9"
Walk-In Closet	Second	5`0" x 10`0"	Bonus Room	Second	17`4" x 12`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **1510057**

Zoning:  
**TN**

Remarks

Pub Rmks: **Welcome to your dream home! Nestled in the vibrant community of Air Ranch, this triple car garage, 4-bedroom, 4-bathroom masterpiece offers a perfect blend of comfort, style, and functionality. Boasting breath taking mountain views, this property is designed for both relaxation and entertaining. The main floor offers open-concept living and a cozy fireplace, and large windows to take in the stunning mountain vistas. You'll also find a charming dedicated dining space, and a private office space. In the kitchen, stainless steel appliances, ample cabinetry, oversized French door fridge, and a large centre island perfect for family gatherings. Just off of the kitchen, a large deck ideal for morning coffee or evening sunsets awaits you. Upstairs offers four spacious bedrooms, each offering plenty of natural light and privacy. Each bedroom with access to a bathroom. The eye-catching primary suite provides 2 walk in closets, and an alluring ensuite. The lower level offers a spacious walkout basement with endless possibilities—create a home theatre, gym, or living space while enjoying direct access to the backyard. This property is a rare gem, offering luxury living with unparalleled views. Schedule your private showing today and make this house your home!**

Inclusions:  
 Property Listed By: **N/A**  
**eXp Realty**

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











