



THE
A-TEAM

**RE/MAX
FIRST**

19 RANCHERS Crescent, Okotoks T1S 0L2

MLS®#: **A2197662** Area: **Air Ranch** Listing Date: **02/27/25** List Price: **\$1,000,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **7,084 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,366**
 Low Sqft:
 Ttl Sqft: **2,366**

DOM
0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Landscaped,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Driveway,Garage Faces Front,Heated Garage,Oversized,See Remarks,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Shingle Siding,Stone,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Fire Pit,Lighting,Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Water Softener**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$110** Title: **Fee Simple** Zoning: **TN**
 Fee Freq:

Monthly

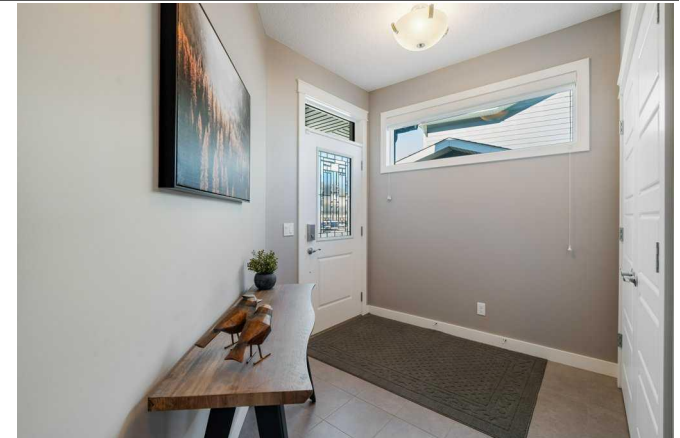
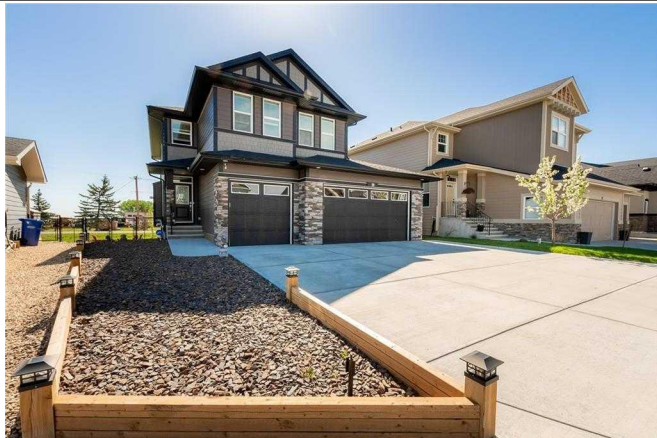
Legal Desc: 1210740

Remarks

Pub Rmks: Discover this Sterling Homes meticulously designed and expertly maintained home in Air Ranch in Okotoks, offering 2,366 sq ft of thoughtfully laid-out living space. This residence sits on a bareland condo lot with low \$110/month fees covering snow removal, professional management, and common area maintenance, blending low-maintenance living with the privacy and convenience of a detached home. A standout feature is the oversized 984 sq ft heated garage with epoxy flooring, floor drain, industrial sink, and 220V plug for electric vehicles or workshop use. The extra-wide, brushed concrete driveway accommodates a large RV or multiple vehicles. The backyard is a serene retreat with mature trees, decorative concrete edging, a fire pit area, and a spacious Duradeck-covered deck with a gas line hookup. Inside, the home boasts an inviting neutral color palette, high-end finishes, and smart design elements. The chef's kitchen features an oversized island, rich cabinetry, soft-close drawers, granite countertops, and a butler's pantry with pullout storage. Stainless steel appliances include a built-in Jenn-Air convection oven, Panasonic high-efficiency microwave, Whirlpool induction cooktop, Bosch dishwasher, and a Samsung French-door refrigerator with a beverage drawer. A Blanco sink with a garburator and a stylish stainless-steel faucet enhance functionality. The great room centers around a striking gas fireplace with floor-to-ceiling tile and built-in shelving. Large triple-pane windows flood the space with natural light, while Hunter Douglas blinds provide privacy. Upstairs, the well-planned layout includes a soundproofed bonus/media room with double doors, pre-wired for 5.1 surround sound, plus two generously sized secondary bedrooms with walk-in closets and partial mountain views. A five-piece Jack-and-Jill bathroom offers a separate toilet and shower area for added convenience. The luxurious primary suite is a private oasis with breathtaking views of rolling hills and treetops. The expansive walk-in closet leads directly into a well-appointed laundry room. The five-piece ensuite features double sinks, a granite-topped vanity, a large soaker tub, and a stunning tiled shower with rainfall and handheld showerheads. Additional highlights include central A/C, hot water recirculation, a Kinetico water softener, and a framed basement with large sunshine windows, offering endless customization potential. The exterior showcases low-maintenance Hardie siding, chain-link fencing, and integrated Gemstone lighting. The yard provides a secure dog run area with artificial turf, and access to the rear of the garage via man door. Situated in a prime Okotoks location, this home is close to shopping, restaurants, 3 beautiful golf courses, and scenic walking paths. Quick access to 48 Street and Highway 2 makes commuting a breeze. With its exceptional design, thoughtful upgrades, and unbeatable location, this home is a must-see. Book your private showing now!

Inclusions: TV wall mounts, Shed, In garage: Built-in bench with vice, Gladiator by Whirlpool wall panels, industrial sink
Property Listed By: RE/MAX iRealty Innovations

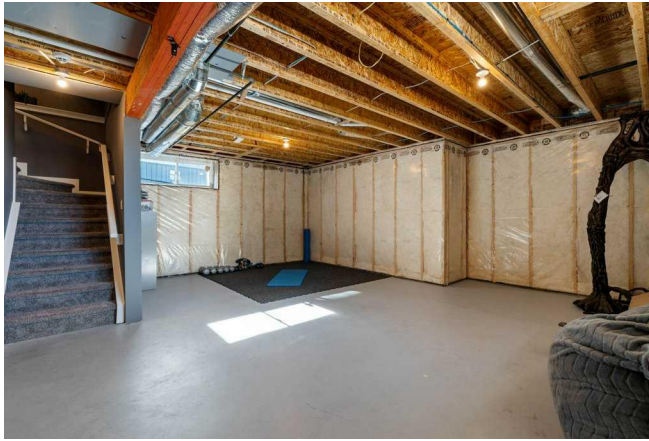
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











19 Ranchers Cres, Okotoks, AB

Main Floor Exterior Area 958.84 sq ft
Interior Area 854.58 sq ft



PREPARED: 2025/02/04

White regions are excluded from total floor area in 95/100E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

19 Ranchers Cres, Okotoks, AB

2nd Floor Exterior Area 1409.39 sq ft
Interior Area 1318.95 sq ft

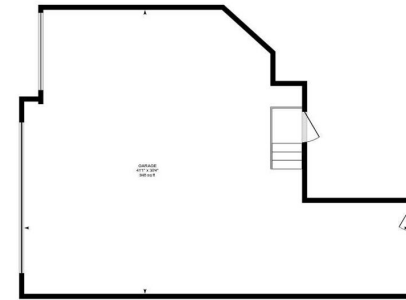


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Attached Garage Excluded Area 1008.99 sq ft



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