$1,250,000 - 102 Ranch Road, Okotoks

MLS® #A2256733

$1,250,000
6 Bedroom, 4.00 Bathroom, 3,070 sqft
Residential on 0.23 Acres

Air Ranch, Okotoks, Alberta

OPEN HOUSE Saturday, September 13, 2-4pm. Welcome to 102 Ranch Road, a beautifully appointed 2-storey home in the prestigious Air Ranch community of Okotoks. Offering over 4,000 sq. ft. of finished living space, this property blends thoughtful design with luxurious features for everyday living. The main floor showcases rich hardwood flooring and an open-concept layout with a show-stopping spiral staircase that certainly makes a statement! The chefâ€™s kitchen with quartz counters, premium appliances, walk-through pantry and a massive island are perfect for entertaining. A private office, stylish powder room, and mudroom with access to the heated triple garage add convenience. Upstairs, youâ€™ll find a spacious bonus room, laundry, and four generous bedrooms, including a luxurious primary suite with spa-inspired 5-piece ensuite and oversized walk-in closet. The fully finished basement expands the living space with a large rec room, fitness room that could be an additional bedroom, another bedroom, and full bathâ€”plus a rough-in for a future bar and additional basement laundry area. Step outside to your huge composite deck overlooking a big backyard designed for family fun, complete with a firepit and a trampoline. Additional features include two central A/C units, a medical-grade air filtration system, whole-home water filtration, underground sprinklers, and premium finishes throughout. Ideally located close to top-rated schools,

parks, shopping, and golf, this exceptional property combines luxury, comfort, and community in one of Okotoksâ€™ most desirable neighborhoods.

Built in 2013

Essential Information

MLS® #	A2256733
Price	$1,250,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,070
Acres	0.23
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	102 Ranch Road
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0K8

Amenities

Amenities	Other
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry,

	Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Waterfall
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	2
Zoning	TN

Listing Details

Listing Office	RE/MAX Complete Realty

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