

# \$989,000 - 190 Ranch Road, Okotoks

MLS® #A2225115

**\$989,000**

4 Bedroom, 4.00 Bathroom, 2,701 sqft

Residential on 0.12 Acres

Air Ranch, Okotoks, Alberta

Live the lifestyle youâ€™ve been dreaming of at 190 Ranch Road in beautiful Rancherâ€™s Rise. This fully finished walkout is packed with upscale features and designed for families who want space, style, and serious function. With over 3,800 square feet of developed space and wide-open west views of the mountains and sky, this home delivers from every angle. Inside, youâ€™ll find an executive gourmet dream kitchen with quartz countertops, massive island with seating for 6, built-in oven, bar fridge, and a walk-through pantry. The great room features a gas fireplace with custom built-ins, and the mudroom is decked out with storage to keep busy family life running smooth.

French doors lead into both the main floor office and the luxurious primary suite upstairs. Throughout the main level, youâ€™ll notice impressive 8-foot door openings â€” including the front entrance â€” adding volume and sophistication to every room. The primary bedroom is a true sanctuary with an ensuite to die for: double vanities, deep soaker tub, oversized shower, and a massive walk-in closet.

Two large additional bedrooms up, a large bonus room, upper laundry, and a fully finished walkout basement with wet bar, wine fridge, and games room mean thereâ€™s room for everyone to relax or play. Youâ€™ll love the smart tech touches â€” including an automated 4-zone irrigation system you can control from your phone, and Hunter Douglas



blinds throughout.

The west-facing backyard is fully fenced, professionally landscaped, and backs onto green space with no neighbours behind â€” perfect for sunset views, family BBQs, or simply living your best life. All this in a vibrant, family-friendly community full of parks, pathways, and big skies â€” just 20 minutes from South Calgary. Come see 190 Ranch Road for yourself. But fair warning, once you walk in you may not want to leave!

Built in 2018

### Essential Information

MLS® #	A2225115
Price	\$989,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,701
Acres	0.12
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	190 Ranch Road
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0P3

### Amenities

Parking Spaces	4
----------------	---

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Sound, Smart Home, Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Water Softener, Window Coverings, Wine Refrigerator, Bar Fridge, Electric Cooktop, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting, Underground Sprinklers, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	7
Zoning	TN

## Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.