

21 Ranchers Crescent Okotoks, Alberta

MLS # A2251863



\$949,900

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,371 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated, Tri		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Lawn, Level, No Neighbours Behind, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 80
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound		

Inclusions: N/A

Okotoks - 21 Ranchers Crescent: Discover refined family living in the prestigious community of Air Ranch—Okotoks’s premier estate neighborhood known for its wide-open skies, walking paths, and quiet, family-friendly atmosphere. This impressive two-story walkout sits on a generous, landscaped lot with underground irrigation and a fully fenced backyard. Inside, a bright, open-concept floor plan welcomes you with sun-filled living spaces and durable luxury vinyl plank flooring throughout the main level. At the heart of the home, the stunning kitchen is both stylish and functional, showcasing ceiling-height cabinetry, granite countertops, stainless steel appliances including a gas range, and a walkthrough pantry that connects seamlessly to the mudroom and heated triple garage. The kitchen flows effortlessly into the dining and living areas, making it ideal for both everyday living and entertaining. Just beyond, an elevated deck with a BBQ gas line and stairs to the backyard extends the living space outdoors. Upstairs you will find a spacious family room, and three bedrooms, including a spacious primary retreat with a spa-inspired five-piece ensuite and walk-in closet. A second full bathroom and a laundry room with a gas dryer—helping keep utility costs low—complete this level. The partially developed walkout basement adds flexibility for future expansion, while comfort throughout the home is enhanced by dual-zone climate control, central air conditioning, and built-in speakers. The walkout level features a large concrete patio with power for a hot tub, conduit for an additional gas line, and electrical to the southeast corner of the lot to provide power for a shed. The attached triple garage is heated, wired for sound, and offers EV power. Air Ranch offers a rare balance of estate-style living with small-town charm. Residents

enjoy quick access to parks, playgrounds, and scenic walking paths, while being just minutes from Okotoks's vibrant shopping, dining, and recreation amenities. Families will appreciate proximity to schools, and commuters will value the easy drive into Calgary. A home that blends comfort, style, and functionality—set in one of Okotoks's most desirable neighborhoods. Welcome to 21 Ranchers Crescent.