

# \$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

#OpenHouse on Saturday June 7 from 1:00-3:00 pm\* 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 – 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 – 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, Smart Home, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Range Hood, Washer, Water Softener, Window Coverings, Wine Refrigerator
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, No Neighbours Behind, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	11
Zoning	TN

## Listing Details

Listing Office	LPT Realty
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