

# \$949,900 - 21 Ranchers Crescent, Okotoks

MLS® #A2251863

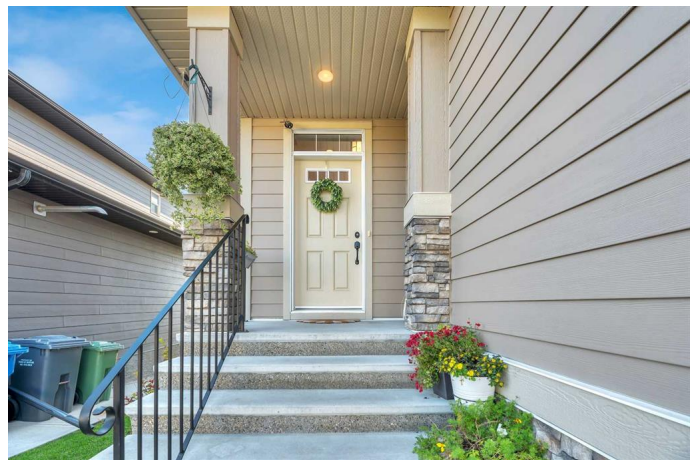
**\$949,900**

3 Bedroom, 3.00 Bathroom, 2,371 sqft

Residential on 0.16 Acres

Air Ranch, Okotoks, Alberta

**\*\*OPEN HOUSE SUNDAY, SEPTEMBER 14, 2:00PM - 4:00PM\*\*** Discover refined family living in the prestigious community of Air Ranch® Okotoks™ 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 Okotoksâ€™ 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 functionalityâ€™ set in one of Okotoksâ€™ most desirable neighborhoods. Welcome to 21 Ranchers Crescent.

Built in 2015

**Essential Information**

MLS® #	A2251863
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,371
Acres	0.16
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	21 Ranchers Crescent
Subdivision	Air Ranch

City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0L2

### **Amenities**

Amenities	Park, Other
Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached, In Garage Electric Vehicle Charging Station(s), Insulated
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Dryer
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Lawn, Level, No Neighbours Behind, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 27th, 2025
Days on Market	15
Zoning	TN

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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