

# \$925,000 - 2 Ranchers Manor, Okotoks

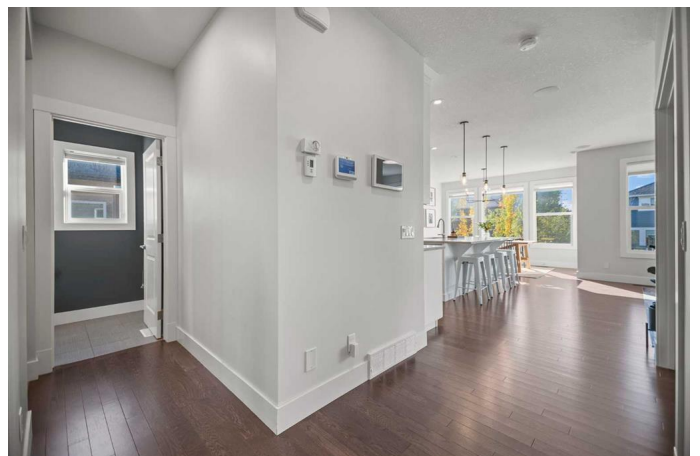
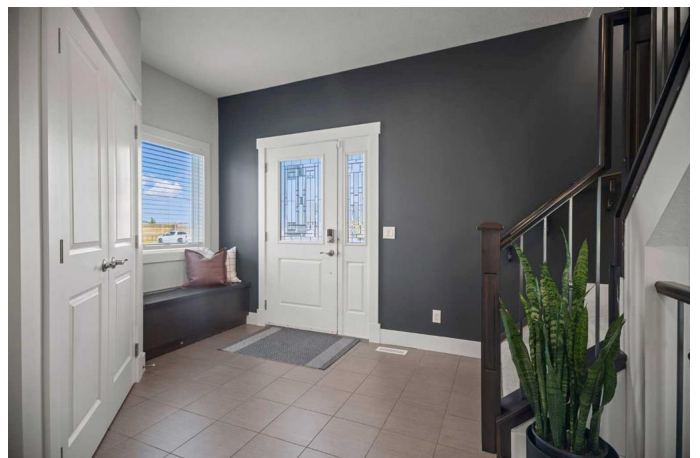
MLS® #A2260953

**\$925,000**

5 Bedroom, 3.00 Bathroom, 2,750 sqft  
Residential on 0.18 Acres

Air Ranch, Okotoks, Alberta

Welcome to Ranchers Rise â€” one of Okotoksâ€™ most desirable family neighbourhoods. This home has serious curb appeal with Hardi board siding, air conditioning, and brand-new landscaping featuring fresh mulch, thoughtfully placed trees for current and future privacy, and a gathering area perfect for relaxing and taking in the south-facing sun. Inside, youâ€™re greeted by 9-foot ceilings and a spacious front entry with a big closet and a large main-floor office â€” ideal for working from home or keeping family life organized. Thereâ€™s also a half bath, and another mudroom/boot room that connects to the triple car garage (finally, space for everything). The kitchen is a showstopper with ceiling-height cabinets, a massive island, two dishwashers, an induction cooktop, built-in oven and microwave, and a walk-in pantry that keeps everything tidy. The dining area is surrounded by windows, flooding the space with natural light, and from the kitchen, you can easily keep an eye on the kids playing in the backyard while you cook or entertain. The living room ties it all together with a gas fireplace feature wall that makes the space warm and inviting. Upstairs is a layout you almost never find â€” four bedrooms plus a bonus room. The bonus room is big, bright, and finished with vinyl plank flooring and a dry bar. Down the hall are three generous kidsâ€™ bedrooms, a full bathroom, and a laundry room with a top-load washer and dryer. The primary suite is a true retreat with a



walk-in closet, double vanity, soaker tub, and walk-in shower. The basement is ready for your creative touch – already functional, with a large mechanical room, rough-in for a future bathroom, room for one or two additional bedrooms, and still plenty of open space for a rec area, gym, or games room. This home truly has it all – a functional layout, thoughtful finishes, and a yard designed for both privacy and play. It’s a great value for the area, and homes like this don’t come up often in Ranchers Rise. You have to see this place in real life to appreciate the love and detail that has gone into it.

Built in 2014

**Essential Information**

MLS® #	A2260953
Price	\$925,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,750
Acres	0.18
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2 Ranchers Manor
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0G5

**Amenities**

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar
Appliances	Built-In Oven, Dryer, Microwave, Refrigerator, Washer, Induction Cooktop, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Corner Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 8th, 2025
Days on Market	1
Zoning	TN

### Listing Details

Listing Office	CIR Realty
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