

\$669,900 - 1038 Ranch Road, Okotoks

MLS® #A2266147

\$669,900

3 Bedroom, 3.00 Bathroom, 2,176 sqft

Residential on 0.11 Acres

Drake Landing, Okotoks, Alberta

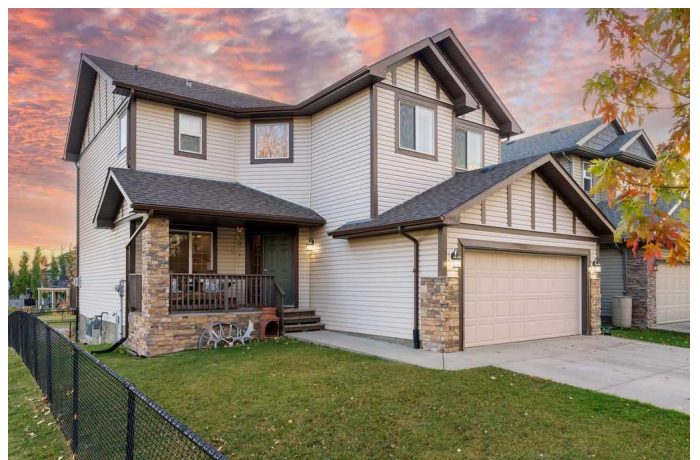
LOCATION, LUXURY, LIFESTYLE & VALUE!

Don't miss this exceptional end-lot property perfectly positioned beside a serene pond teeming with waterfowl and surrounded by picturesque natural beauty. Backing directly onto greenspace and scenic pathways, this home offers the kind of peaceful setting and daily views that simply can't be beat. **LOCATION, LOCATION, LOCATION!**

Step inside to nearly 2200 SQFT of thoughtfully designed living space featuring an ideal open-concept floorplan. The main level showcases solid maple hardwood floors, a bright and spacious office/den, and a sun-soaked living area that flows seamlessly into the dining space and kitchen, perfect for both entertaining and family living.

This home has been beautifully refreshed with refinished maple hardwood floors, brand-new carpet, fresh paint throughout, and a complete electrical update, delivering modern comfort and total peace of mind. Additional major upgrades include a sump pump, water softener, and a tankless hot water system, ensuring efficiency and reliability year-round. The unfinished basement offers endless potential for future development and instant equity, making this one of the most valuable and opportunity-rich homes in the community.

Upstairs, you'll find three generous bedrooms, a bonus room, and a convenient



laundry area. The primary suite is a true retreat! massive in size, with a 4-piece ensuite and breathtaking views overlooking the pond and greenspace.

Step outside to your sunny south-facing raised deck, the ultimate spot for relaxation and enhanced outdoor living. Take in the tranquil sights and sounds of nature or enjoy evenings surrounded by unmatched natural beauty right from your own backyard.

Located in Drake Landing, one of Okotoks's™ most sought-after neighbourhoods, you'll enjoy exceptional convenience and family-friendly amenities. Walk to top-rated schools, nearby parks, playgrounds, and off-leash areas, or explore the network of trails and pathways that connect the community. With easy access to shopping, restaurants, and major routes into Calgary, Drake Landing offers the perfect blend of small-town charm and everyday convenience, truly the best of both worlds!

Built in 2009

Essential Information

MLS® #	A2266147
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,176
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1038 Ranch Road
Subdivision	Drake Landing
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0E4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Chandelier, High Ceilings, Vinyl Windows, Sump Pump(s), Tankless Hot Water
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove, Tankless Water Heater, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Street Lighting, Views, Backs on to Park/Green Space, Conservation, Lawn, No Neighbours Behind, Other, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	1

Zoning TN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.