

## 8 Ranchers Meadows Okotoks, Alberta

**MLS # A2228392**



# \$1,099,900

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,945 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully designed 3,000+ sq ft home that blends luxury, comfort, and functionality. Boasting 4 spacious bedrooms and 4 full bathrooms, this residence is perfect for families and entertainers alike. Step inside to find vaulted ceilings that enhance the sense of space and light throughout the open-concept main living areas. The expansive great room flows seamlessly into the gourmet kitchen, complete with high-end finishes, ample cabinetry, and a large island perfect for gathering. The primary suite offers a private retreat with a spa-inspired ensuite and generous walk-in closet. Each additional bedroom is generously sized, with access to its own full bathroom—ideal for guests or multi-generational living. A private separate entrance offers huge potential for future basement development. Enjoy the convenience of a triple car garage, providing ample space for vehicles, storage, or even a workshop. The yard offers potential for a patio to extend your living space outdoors, offering the perfect backdrop for relaxing or entertaining. Located in a desirable neighbourhood with easy access to schools, parks, and amenities, this home is a rare find. Don't miss your chance to own this exceptional property—schedule your private tour today!