

# \$1,149,900 - 8 Ranchers Meadows, Okotoks

MLS® #A2222401

**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 3,054 sqft

Residential on 0.11 Acres

Air Ranch, Okotoks, Alberta

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



propertyâ€”schedule your private tour today!

Built in 2025

**Essential Information**

MLS® #	A2222401
Price	\$1,149,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,054
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	8 Ranchers Meadows
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0P5

**Amenities**

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached
# of Garages	3

**Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Rain Gutters
Lot Description	Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 18th, 2025
Days on Market	1
Zoning	TN

## Listing Details

Listing Office	eXp Realty
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