

# \$949,000 - 14 Ranchers Meadows, Okotoks

MLS® #A2179697

**\$949,000**

4 Bedroom, 4.00 Bathroom, 2,677 sqft  
Residential on 0.11 Acres

Air Ranch, Okotoks, Alberta

Welcome to your perfect family retreat! This beautifully designed 4-bedroom, 4-bathroom detached home offers the ideal blend of modern comfort and timeless charm. Nestled in the sought-after Air Ranch community, this property has so much to offer.

The main floor boasts an open concept kitchen with stainless steel appliances, quartz countertops, a large island, walk-through pantry, and ample cabinet space. The expansive living and dining areas flow seamlessly, perfect for entertaining or relaxing with family. This area is complimented with spacious office, a beautiful mudroom, and modern bathroom

The second floor takes you to four generously sized bedrooms and a large flex space, each filled with natural light, including a luxurious primary suite with an ensuite spa-like bathroom and walk-in closet. Three updated bathrooms, featuring sleek fixtures and premium finishes, ensuring comfort and convenience for everyone.

Located close to schools, and recreational amenities, this home offers both convenience and tranquility. Don't miss the opportunity to make this exceptional property yours!

Built in 2024

## Essential Information



MLS® #	A2179697
Price	\$949,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,677
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	14 Ranchers Meadows
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0P5

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Microwave, Refrigerator, Built-In Oven, Dishwasher, Garage Control(s), Gas Range
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	November 17th, 2024
Days on Market	130
Zoning	TN

### **Listing Details**

Listing Office	eXp Realty
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