

# \$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 | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Closet Organizers, Double Vanity, 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      | Stone, Stucco, Cement Fiber Board |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2024 |
| Days on Market | 142                 |
| Zoning         | TN                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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