



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8 Ranchers Meadows Okotoks, Alberta

MLS # A2228392



\$1,099,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	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!