



**8 Cameron Close
Okotoks, Alberta**

MLS # A2279771



\$1,278,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,876 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.44 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 85
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: **Please see addendum in supplements - TV wall mounts included

This exceptional bungalow in the sought after Air Ranch community blends modern elegance with thoughtful design, offering a lifestyle that feels both luxurious and effortlessly comfortable. With its sun filled south and west exposure, oversized windows, and sparkling finishes throughout, the home feels bright, open, and beautifully connected to its surroundings. The main floor features a chef's kitchen with quartz counters, high-end stainless steel appliances, and an inviting eat in dining area that overlooks the expansive backyard and opens onto a large upper deck. A striking two sided Valor fireplace anchors the main living space, while a dedicated formal dining room and a private den with custom built ins create the perfect setting for hosting and working. The primary suite is a serene retreat with a large picture window facing the landscaped yard and exceptional sport court, along with a stunning five piece ensuite and a custom walk in closet. The fully developed walkout basement is designed for entertaining and relaxation, offering a spacious pool table area, a stylish wet bar, a cozy media room, and two additional bedrooms. Step outside to a beautifully crafted outdoor oasis featuring a jacuzzi area, a professionally landscaped yard filled with mature trees and perennials, a fire pit gathering space, and an impressive multi sport court ideal for pickleball, basketball, tennis, and more. With no neighbour on one side and open greenspace beside the home plus a fenced dog run on the other, the property offers privacy, space, and a true sense of retreat. Every upgrade has been thoughtfully selected, and every detail sparkles, making this home a rare and remarkable offering in one of Okotoks most distinctive communities. Exceptional, active and low-maintenance living awaits discerning buyers! *****PLEASE be sure to watch the video and click on the Flip-Book Feature Brochure for

extensive property details*****