



**14 Ranchers Meadows  
Okotoks, Alberta**

**MLS # A2282331**



**\$899,000**

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,717 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your ideal family retreat! This thoughtfully designed detached home features 5 bedrooms and 4 bathrooms, offering the perfect balance of modern comfort and classic appeal in the desirable Air Ranch community. The main floor showcases an open-concept kitchen with stainless steel appliances, quartz countertops, a large island, walk-through pantry, and abundant cabinetry. Spacious living and dining areas create a seamless flow, ideal for entertaining or everyday family living. Also on the main level is a generous office that can easily serve as a fifth bedroom, along with a stylish 4-piece bathroom and a functional mudroom. Upstairs, you’ll find four well-appointed bedrooms and a large flex space, all filled with natural light. The primary suite offers a spa-inspired ensuite and walk-in closet, while three additional updated bathrooms with modern fixtures provide comfort and convenience for the whole family. Located close to schools and recreational amenities, this home delivers both tranquility and everyday convenience. Don’t miss your chance to make this exceptional property your own!