



**GRASSROOTS**

REALTY GROUP

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**14 Cameron Close  
Okotoks, Alberta**

**MLS # A2302565**



**\$1,250,000**

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,703 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Oversized, Triple Garage Attached, Workshop in Garage		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular		

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

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sauna, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Dry Sauna, Main Living Room Wall Unit, All Cupboards in the Garage, Basement Stand Up Freezer

Welcome to 14 Cameron Close, an exceptional custom-built estate home tucked away in a private cul-de-sac in the prestigious Air Ranch community of Okotoks. Backing onto nothing but expansive green space and located near Crystal Ridge Golf Course, this home offers a rare blend of privacy, luxury, and natural beauty. Step inside to a grand foyer that immediately sets the tone for the scale and elegance found throughout. The main floor is thoughtfully designed with expansive living and dining areas anchored by a gas fireplace, ideal for both everyday living and entertaining. Large windows frame the surrounding greenery, filling the home with natural light. At the heart of the home, the gourmet kitchen features a striking poured concrete island, custom alder cabinetry, high-end appliances, and generous workspace. A dedicated main floor study provides the perfect home office or quiet retreat. Completing the main level is a well-appointed 2-piece powder room and a convenient laundry area, thoughtfully positioned for everyday functionality. Upstairs, the home continues to impress with a well-designed layout that balances luxury and functionality. The expansive primary suite serves as a true private retreat, featuring a generous sitting area, large windows overlooking the green space, and a spa-inspired ensuite designed for relaxation. Additional bedrooms are spacious and thoughtfully positioned, offering comfort for family or guests. The upper level also benefits from air conditioning, ensuring a cool and comfortable environment throughout the warmer months. The fully finished basement extends the living space with a large recreation and entertainment area complete with a gas fireplace, dry sauna, fourth and fifth bedroom, and a full bathroom—ideal for guests or family. The heated triple car garage is a standout feature, complete with a workshop, extensive

built-in storage, and a rare adjoining gardening room for added versatility. The home also includes two furnaces, a water softener, a full sprinkler system, and a Hide-A-Hose central vacuum system with dedicated hoses on every floor and a kitchen-specific hose for effortless daily maintenance. Step outside to your private backyard oasis, designed for both relaxation and entertaining. Enjoy the new deck, slate pathways, fire pit, mature trees, and a dedicated dog run, all set against a peaceful backdrop of uninterrupted green space. The exterior has been meticulously maintained and updated with durable epoxy paint within the past 2&ndash;3 years, enhancing both curb appeal and longevity. Located in one of Okotoks' most sought-after communities, the west side of Air Ranch is synonymous with luxury estate living&mdash;offering large lots, mature trees, and a quiet, neighbourly atmosphere. This is a location that feels miles away from the city, yet remains close to all amenities. A rare opportunity to own a truly refined estate home where space, privacy, and timeless design come together seamlessly.