



**6 Ranchers Manor
Okotoks, Alberta**

MLS # A2304435



\$950,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,616 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 60
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 6 Ranchers Manor, tucked into a quiet cul-de-sac, this meticulously maintained 2-storey walkout offers over 2600 sqft of thoughtfully designed living space and a rare heated 3-car garage with tandem bay (functionally 4-car). Built in 2014, this home stands out for its custom craftsmanship and elevated finishes throughout. The main floor features a dedicated front office with sliding barn door, a spacious living and dining area, and a stunning kitchen complete with quality appliances, oversized island, and a large walk-through pantry. What truly sets this home apart are the custom barnwood details, beautifully integrated on the fireplace feature wall, in the pantry, laundry room, and carried into the primary suite. The mudroom is a showstopper with custom-built bench, storage, and hooks, while a handcrafted barnwood dog gate adds both charm and function. Upstairs, you’ll find three generously sized bedrooms and a bonus room. The primary retreat is designed for comfort, featuring a large soaker tub, separate steam shower, dual sinks, heated bathroom floors and a convenient walk-through to the laundry room. The walkout basement is unfinished and ready for your vision, ideal for growing families or future value-add. Freshly painted in a warm, modern blue tone, this home also offers air conditioning and is surrounded by incredible neighbours, something you can’t renovate into a property. This is a home with personality, craftsmanship, and space, ready for it's new family.