



GRASSROOTS

REALTY GROUP

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**8 Ranchers Meadows
Okotoks, Alberta**

MLS # A2314367



\$939,900

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,057 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, No Neighbours Behind, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: na

Welcome to 8 Ranchers Meadows, a beautifully customized 4 bedroom, 3.5 bathroom home in Air Ranch offering over 3,000 square feet of developed living space, a triple attached garage, and a rare combination of size, craftsmanship, and location that delivers exceptional value in today's market. Backing directly onto the airstrip with expansive views and incredible natural light, this is an opportunity rarely found in one of Okotoks's most sought after communities. From the moment you enter, the scale and attention to detail are immediately apparent. The great room features soaring open to above ceilings, oversized windows, custom full height fireplace detailing with built ins, and hardwood flooring throughout the main floor. The kitchen combines functionality and elevated finishings with extensive cabinetry, a custom hood fan, large island, and a window over the sink overlooking the backyard and airstrip beyond. The massive pantry with custom shelving provides exceptional storage and organization. A separate dining room, a feature rarely found in newer homes today, offers the perfect setting for hosting family dinners, holidays, and larger gatherings while creating additional separation and functionality within the main living space. The main floor flex room or den provides an ideal setup for a home office, study area, or additional sitting room. Built ins in the mudroom, custom wall detailing, and thoughtful storage solutions throughout further elevate the home. Upstairs, the bonus family room overlooks the open to below living space and includes built ins ready for use, creating the perfect secondary lounge or media area. The upper level features four bedrooms, all with walk in closets complete with built in shelving. The primary suite offers a true retreat with airstrip views, a spacious walk in closet with custom built ins, and a beautifully designed five piece

ensuite featuring dual sinks, a dedicated makeup desk, jetted soaker tub, tiled shower, and separate water closet. Two bedrooms are connected by a Jack and Jill bathroom, while the fourth bedroom has access to its own bathroom, creating an ideal layout for families, guests, or multigenerational living. Located in Air Ranch, one of Okotoks's premier communities, residents enjoy larger lots, executive style homes, walking paths, parks, and a quieter atmosphere while remaining just minutes from schools, shopping, restaurants, recreation, and everyday amenities. With its custom upgrades, rare four bedroom upper layout, impressive natural light, and unique setting backing the airstrip, this home offers a level of space, functionality, and finishings that is becoming increasingly difficult to find.