



**GRASSROOTS**  
REALTY GROUP

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## 6 Rancher Meadows Okotoks, Alberta

**MLS # A2274983**



**\$898,900**

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,479 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Triple 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, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Discover the epitome of custom luxury in the prestigious aviation community of Air Ranch, Okotoks. Situated on a prime lot backing directly onto the private airstrip, this expansive 2,400+ sq. ft. open to below concept residence offers that feeling of space and light throughout the home. The interior offers a unique opportunity for you to **PERSONALIZE YOUR SELECTIONS ON THE INTERIOR AND CHOOSE YOUR OWN FINISHES** to your exact liking. Designed for both grandeur and functionality, this plan features an exterior side entrance, a triple car garage, 4 bathrooms, and 4 spacious bedrooms, where notably, every single room features its own walk-in closet. The layout is exceptionally flexible; Bedroom 2 as shown in the plans has the option of being knocked out and added as a bonus room to better suit your lifestyle. Enjoy the tranquility of estate living combined with ultimate convenience, with a shopping plaza just a 5-minute walk away. Possession is scheduled for April 2026.