



**6 Ranchers 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 (0 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 based off the packages provided to your exact liking. Designed for both grandeur and functionality, this plan features an exterior side entrance, a triple car garage, 3.5 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 an UPCOMING shopping plaza just a 8-minute walk away.