



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6 Ranchers Meadows Okotoks, Alberta

MLS # A2348203



\$879,998

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,519 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:	Back Yard, Backs on to Park/Green Space, Front Yard, Other		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

2 MASTER SUITES | TRIPLE GARAGE | BACKS ONTO GREEN SPACE | 9 MIN TO COSTCO. This brand new two storey in Air Ranch backs onto open green space, sits steps from a K to 9 school, the pond and the walking trails, and pairs 2,519 sq ft above grade with a triple attached garage. 4 bedrooms up, 3 full bathrooms up, and 2 of those bedrooms with their own ensuite. The front door opens to a bright foyer and a hallway that leads into the heart of the home: a living room open to above, with a fireplace set into a full height panelled feature wall and large windows looking out over the green space. The kitchen is finished in white cabinetry to the ceiling, trimmed in warm wood, with a large island, a tiled backsplash, a window over the sink and a walk-in pantry lined with shelving. The dining area opens through a patio door to the back patio and yard, with the green space beyond the fence. A main floor office with panelled walls, a 2 piece powder room and a mudroom with a built-in bench and storage off the garage complete the main level. Upstairs, the primary retreat measures 18' x 13'7", with a panelled feature wall, a walk-in closet with built-in drawers and shelving, and an ensuite with a freestanding tub, glass enclosed shower and double vanity. The second bedroom, at 16'8" x 15'2", has its own ensuite, a perfect setup for guests or a teenager who wants their own space. Two more bedrooms share the main 4 piece bathroom, and the laundry room, with a sink and cabinetry, sits on the same floor as every bedroom. The unfinished basement is ready for your plans, whether that is a rec room, a gym or more bedrooms. Air Ranch Plaza is close by, and Costco, The Home Depot and the shops along Southbank Boulevard are a short drive, with easy access to Calgary.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.