$599,000 - 37 Rowland Lane, Okotoks

MLS® #A2190477

$599,000
3 Bedroom, 3.00 Bathroom, 1,190 sqft
Residential on 0.09 Acres

Air Ranch, Okotoks, Alberta

This beautiful walk-out bungalow villa is located in the highly sought-after community of Air Ranch in Okotoks. The main floor flows over hardwood and under a vaulted ceiling with plenty of natural light. The front room is flexible and can be utilized as a sitting room, home office, dining space, and more. The main floor offers an open-concept great room with the kitchen, living room, and dining area flowing together. The primary suite boasts a walk-in closet, and an ensuite with a heated floor, and an upgraded walk-through shower/tub. The main floor is completed by a separate laundry room and powder room. Enjoy access to the rear, west-facing deck where you can enjoy animals passing through the greenspace or grill with a BBQ gas line. The lower walkout level is fully finished with a family room with an inviting gas fireplace, two more bedrooms (one with a built-in Murphy bed), and a â€˜Jack-and-Jillâ€™ 4 piece bathroom with slate tile flooring, and plenty of storage spaces. The double-attached front garage is complete with a 220-voltage circuit and hot/cold taps. Surrounded by estate homes, just minutes from two golf courses, this villa provides easy access to a 23 acres of wildlife reserve with a large pond, perfect for peaceful nature walks. Donâ€™t worry about lawn care or snow removal, your monthly condo fee includes all common area upkeep, making this villa ideal for anyone seeking a hassle-free lifestyle.

Built in 2004

Essential Information

MLS® #	A2190477
Price	$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	37 Rowland Lane
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2C4

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached, 220 Volt Wiring
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Central Vacuum, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Rain Gutters, BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 29th, 2025
Days on Market	92
Zoning	TN

Listing Details

Listing Office	RE/MAX First

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