# \$609,900 - 37 Rowland Lane, Okotoks

MLS® #A2190477

## \$609,900

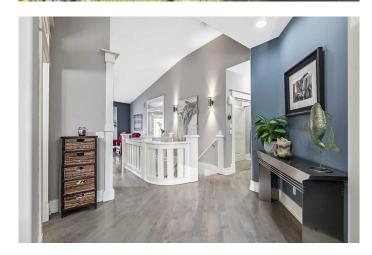
3 Bedroom, 3.00 Bathroom, 1,190 sqft Residential on 0.09 Acres

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-Jill' 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. Don'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.







### **Essential Information**

MLS® # A2190477 Price \$609,900

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 Side by Side, Bungalow

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 220 Volt Wiring, Double Garage Attached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Kitchen Island, No Smoking Home, Pantry, 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 BBQ gas line, Private Entrance, Rain Gutters

Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed January 29th, 2025

Days on Market 88
Zoning TN

## **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.