

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

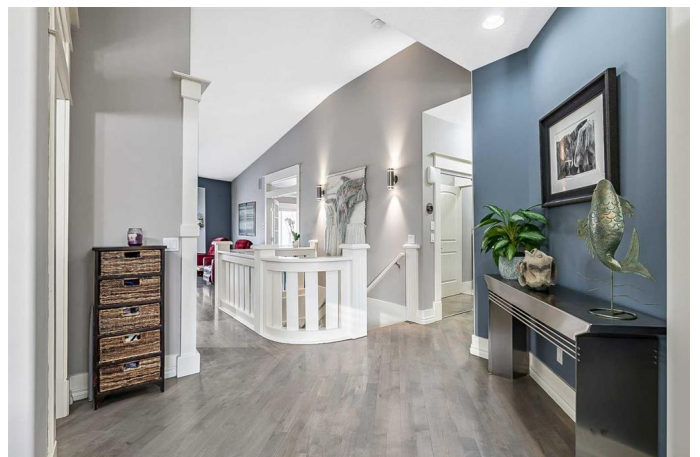
MLS® #A2190477

**\$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 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.



Built in 2004

## 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	79
Zoning	TN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.