



THE
A-TEAM

**RE/MAX
FIRST**

37 ROWLAND Lane, Okotoks T1S 2C4

MLS® #: **A2119168**

Area: **Air Ranch**

Listing Date: **04/18/24**

List Price: **\$649,900**

Status: **Active**

County: **Foothills County**

Change: **-\$10k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Okotoks

Year Built:

2004

Lot Information

Lot Sz Ar:

3,983 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,177

Low Sqft:

Ttl Sqft:

1,177

DOM

31

Layout

Beds:

3 (1 2)

Baths:

2.5 (2 1)

Style:

Bungalow, Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space

Double Garage Attached, Front Drive, Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Stone, Stucco, Wood Frame

Flooring:

Carpet, Hardwood, Slate, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer

Int Feat:

Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Storage, Walk-In Closet(s)

Utilities:

Room Information

Room

Living Room

Kitchen

Dining Room

2pc Bathroom

Bedroom - Primary

Other

Level

Main

Main

Main

Main

Main

Main

Dimensions

18`9" x 11`11"

11`3" x 12`5"

7`7" x 13`2"

4`10" x 7`1"

11`11" x 16`8"

6`10" x 5`3"

Room

Balcony

Entrance

Laundry

Walk-In Closet

5pc Ensuite bath

Game Room

Level

Main

Main

Main

Main

Main

Basement

Dimensions

13`11" x 10`7"

5`3" x 8`11"

4`11" x 5`3"

3`7" x 6`10"

7`11" x 7`11"

17`10" x 19`1"

Bedroom	Basement	12`6" x 11`6"	4pc Bathroom	Basement	7`7" x 9`5"
Other	Basement	4`7" x 8`10"	Bedroom	Basement	11`5" x 11`11"
Furnace/Utility Room	Basement	12`0" x 8`3"	Other	Basement	13`11" x 9`7"
Legal/Tax/Financial					

Condo Fee:	Title:		Zoning:
\$575	Fee Simple		TN
	Fee Freq:		
	Monthly		
Legal Desc:	0310135	Remarks	

Pub Rmks:	<p>Welcome to the community of Okotoks, Air Ranch! This prestigious Air Ranch community has beautiful pathways and walking distance to the pond. This immaculate 220 voltage circuit in the DOUBLE car garage has a walk-out EXECUTIVE bungalow villa home that offers over 1,177 SF of living space on the main floor with additional living space on the lower WALKOUT level into green space. As you enter the front door, you are greeted with a breathtaking open floor plan, crown mouldings throughout the home, rounded corner walls, birch flooring, a formal dining room, and a guest bathroom. The master suite, with French glass double doors adjacent to the kitchen and living space, and a great sized walk - in closet. The ensuite has in-floor heating , two vanity sinks on marble counter tops, complete with a walk-in shower and tub. The patio is just steps away from the kitchen, where you can have your morning coffee as a great start to your day. The gourmet kitchen is complete with stainless steel appliances, a double chef's oven, stone counter tops, granite double sinks, and glass blocks picture windows. Front loading washer and dryer with pedal bases are also on the main for your convenience. The lower walkout level has a cozy gas fireplace and family room, two bedrooms, and one of the bedrooms has a built-in Murphy bed. A Jack and Jill 4 piece bathroom with slate flooring, and plenty of storage spaces. This property shows ABSOLUTE pride of ownership throughout! The mature community of Air Ranch has all that nature offers within close proximity. There are plenty more upgrades this property offers, come check it out! Visit the 3D Virtual Tour and enjoy the view! Open House May 11th 1 -4pm.</p>
Inclusions:	hood fan, existing window coverings, permanent shelves, wall fixtures, small white freezer the basement , nest thermostat system
Property Listed By:	RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











