



THE
A-TEAM

**RE/MAX
FIRST**

51 BILLY HAYNES Trail, Okotoks T1S2N9

MLS®#: **A2122791**

Area: **Air Ranch**

Listing Date: **04/16/24**

List Price: **\$819,900**

Status: **Active**

County: **Foothills County**

Change: **-\$15k, 28-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2007**
Lot Information
Lot Sz Ar: **7,029 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,299**
Low Sqft:
Ttl Sqft: **2,299**

DOM

33
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Cul-De-Sac,Environmental Reserve,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Fire Pit,Private Yard**

Construction: **Concrete,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	47`11" x 33`2"
2pc Bathroom	Main	23`7" x 13`1"
Bedroom - Primary	Second	40`8" x 66`0"
Bedroom	Second	42`4" x 31`10"
Bedroom	Basement	33`9" x 48`7"

Room	Level	Dimensions
Living Room	Main	47`11" x 54`6"
4pc Bathroom	Second	26`7" x 16`9"
Bedroom	Second	41`0" x 30`6"
4pc Ensuite bath	Second	37`9" x 31`10"
3pc Bathroom	Basement	15`9" x 26`7"

Legal/Tax/Financial

Condo Fee:
\$100

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TN

Legal Desc: **0610251**

Remarks

Pub Rmks: **Welcome to Okotoks' very own affluent community of Air Ranch! MOUNTAINS, NATURE RESERVE, WILDLIFE, PRIVATE PUTTING GREEN, 360 degrees of BREATHTAKING VIEWS!!! This closed cul-de-sac is very private and surrounded by natural beauty. Whether you're into nature walks or just love to bird watch! This prime residence is truly a rare opportunity to own a piece of very limited type of real estate. Backing onto this nature reserve ensures there will be no more construction around you to impede the gorgeous views from your private putting green. With 3 spacious bedrooms upstairs and one in the basement there's plenty of room for family and or guests. A 22x22 foot double car garage and the extended parking pad has more than enough room to park 8 cars! Do not hesitate!**

Inclusions:
Property Listed By: **N/A**
Royal LePage Arteam Realty

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













