

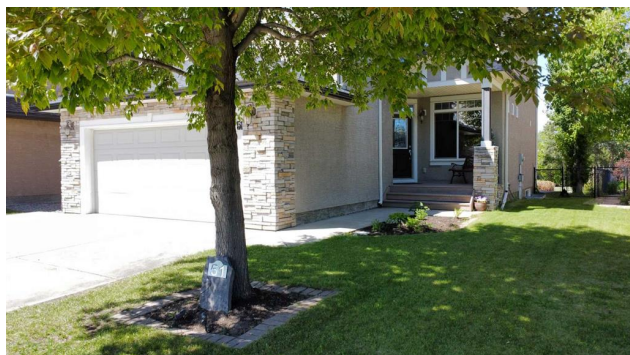


THE
A-TEAM

**RE/MAX
FIRST**

51 BILLY HAYNES Trail, Okotoks T1S2N9

MLS® #: **A2143620** Area: **Air Ranch** Listing Date: **06/21/24** List Price: **\$799,990**
 Status: **Active** County: **Foothills County** Change: **None** 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

17
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/Bsm: **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	Room	Level	Dimensions
Kitchen	Main	47`11" x 33`2"	Living Room	Main	47`11" x 54`6"
2pc Bathroom	Main	23`7" x 13`1"	4pc Bathroom	Second	26`7" x 16`9"
Bedroom - Primary	Second	40`8" x 66`0"	Bedroom	Second	41`0" x 30`6"
Bedroom	Second	42`4" x 31`10"	4pc Ensuite bath	Second	37`9" x 31`10"
Bedroom	Basement	33`9" x 48`7"	3pc Bathroom	Basement	15`9" x 26`7"

Legal/Tax/Financial

Condo Fee: **\$100** Title: **Fee Simple** Zoning: **TN**
 Fee Freq:

Monthly

Legal Desc: 0610251

Remarks

Pub Rmks: **Welcome to Okotoks' very own 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. This home features 9' knockdown ceilings on the main floor, west facing with an amazing amount of light, rounded corners, granite counters, tiled backsplash, Stainless appliances, view of the ponds and reserve from the living room with a gas fireplace. Mountain view through large windows facing west, step out to the private large balcony from the family room. Massive primary bedroom you can catch the morning sunlight from the seven large windows. Two other large, bright bedrooms with one having its own entrance to the 2nd floor balcony. One of the quietest cul-de-sacs in Okotoks. Bus pick- up right around the corner for both Catholic and private schools. 3 minutes from either the Okotoks Rec Center or Okotoks Baseball Park. Beautifully designed two-tier deck with large patio and fire pit. 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!**

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

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









