



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 ROWLAND Lane, Okotoks T1S2C4**

MLS® #: **A2172036**

Area: **Air Ranch**

Listing Date: **10/10/24**

List Price: **\$614,900**

Status: **Active**

County: **Foothills County**

Change: **-\$20k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Okotoks**

Abv Sqft:

**1,008**

Year Built:

**2004**

Low Sqft:

Ttl Sqft:

**1,008**

Lot Information

Lot Sz Ar:

**3,660 sqft**

Lot Shape:

DOM

**42**

Layout

Beds:

**2 (1 1 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow,Side by**

**Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Level**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat:

**High Ceilings,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 4`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 8`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>9`10" x 13`4"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`7" x 4`10"</b>
<b>Game Room</b>	<b>Lower</b>	<b>30`5" x 15`3"</b>

Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`7" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`7" x 13`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 17`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`0" x 17`8"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>15`4" x 8`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$575**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**TN**

Legal Desc: **0310135**

Remarks

Pub Rmks: **Rarely offered, this fantastic bungalow villa is located in the prestigious Air Ranch of Okotoks. Surrounded by estate homes and just minutes from two golf courses, this villa provides easy access to 23 acres of wildlife reserve, perfect for peaceful nature walks. This move-in ready home has been extensively updated with new paint and carpets, and the hardwood floors have been professionally restored to their original beauty. Recent upgrades include a new deck membrane, shingles, garage door, and hot water tank, ensuring years of worry-free living. The kitchen boasts upgraded appliances and the potential for a gas stove, all enhancing the open-concept design. The main floor features a flex room, ideal for a home office or formal dining space, alongside a great room with vaulted ceilings and a river-stone finished corner gas fireplace. Step outside through the garden door to the upper deck, perfect for enjoying quiet evenings. The fully developed walkout basement offers a large family room, an additional bedroom, and a full bath with in-floor heating. Monthly maintenance fees cover all common area upkeep, making this a turn-key unit—ideal for snowbirds looking for hassle-free living. Enjoy a carefree lifestyle in this beautifully maintained villa, set in one of Okotoks' most desirable communities.**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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

















