

41 ROWLAND Lane, Okotoks T1S2C4

MLS® #: **A2172036** Area: **Air Ranch** Listing **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)**
 City/Town: **Okotoks**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **3,660 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,008**
 Low Sqft:
 Ttl Sqft: **1,008**

DOM

72
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: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Balcony,BBQ gas line** 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	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`9"	3pc Ensuite bath	Main	7`7" x 4`11"
Kitchen	Main	13`2" x 8`5"	Living Room	Main	19`7" x 13`3"
Living Room	Main	9`10" x 13`4"	Bedroom - Primary	Main	11`0" x 17`2"
4pc Bathroom	Lower	7`7" x 4`10"	Bedroom	Lower	11`0" x 17`8"
Game Room	Lower	30`5" x 15`3"	Furnace/Utility Room	Lower	15`4" x 8`11"

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









