



THE
A-TEAM

**RE/MAX
FIRST**

18 ROWLAND Lane, Okotoks T1S 2C4

MLS® #: **A2173004**

Area: **Air Ranch**

Listing Date: **10/17/24**

List Price: **\$749,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Okotoks

Abv Sqft:

1,335

Year Built:

2003

Low Sqft:

Ttl Sqft:

1,335

Lot Information

Lot Sz Ar:

5,705 sqft

Lot Shape:

DOM

1

Layout

Beds:

1 (1)

Baths:

2.5 (2 1)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Gentle Sloping,Pie Shaped Lot

Double Garage Attached,Front Drive,Garage Faces Front,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat: **Breakfast Bar,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`6" x 14`5"
Living Room	Main	12`10" x 23`0"
4pc Ensuite bath	Main	
Laundry	Main	6`5" x 8`10"
Bedroom	Lower	10`5" x 15`10"

Room	Level	Dimensions
Kitchen	Main	11`1" x 11`9"
Breakfast Nook	Main	8`5" x 14`6"
2pc Bathroom	Main	
4pc Bathroom	Lower	
Den	Lower	17`2" x 14`8"

Family Room

Lower

25`9" x 21`0"

Storage
Legal/Tax/Financial

Lower

11`10" x 5`3"

Condo Fee:
\$575

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TN

Legal Desc: **0310135**

Remarks

Pub Rmks: **Quite possibly one of the most beautiful locations in the Dakotas Sky Ranch. With a south facing rear deck you have stunning views of the ponds of Air Ranch. The original owners have meticulously maintained this villa style home. (New duradeck in 2023, new shingles 2023) Main floor features hardwood floors and vaulted ceilings with knock down stipple.. Formal dining room could easily be closed off and used as a home office. Kitchen offers plenty of storage with a corner pantry and loads of counter space. Glass block adds light without compromising privacy. Living room has a corner fireplace and offers incredible views of the ponds. Primary bedroom is spacious with 2 walkin closets and full ensuite (double sinks, 4 x 3 shower). Laundry room (washer/dryer new in 2017) and 2 piece bathroom complete the main floor. Walkout basement has large family room, second bedroom and second den/flex room that could easily be converted to a 3rd bedroom.**

Inclusions: **blinds,**
Property Listed By: **RE/MAX Complete Realty**

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









