



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 ROWLAND Lane, Okotoks T1S 2C4**

MLS® #: **A2185302**

Area: **Air Ranch**

Listing Date: **01/16/25**

List Price: **\$889,000**

Status: **Pending**

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:

**1,511**

Year Built:

**2004**

Low Sqft:

Ttl Sqft:

**1,511**

Lot Information

Lot Sz Ar:

**5,597 sqft**

Lot Shape:

DOM

**6**

Layout

Beds:

**4 (2 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow,Side by**

**Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Cul-De-Sac,Irregular Lot,Pie Shaped Lot**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Electric,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Rain Barrel/Cistern(s),Rain Gutters**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Vinyl Plank**

Water Source:

Fnd/Bsmnt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Microwave,Microwave Hood Fan,Refrigerator,Washer,Water Softener**

Int Feat:

**Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,Natural Woodwork,Open Floorplan,Recessed Lighting,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	17`3" x 17`3"
Breakfast Nook	Main	23`0" x 32`10"
Living Room	Main	37`9" x 40`2"
Bedroom	Main	30`7" x 34`5"

Room	Level	Dimensions
Kitchen	Main	40`2" x 40`2"
Dining Room	Main	27`8" x 45`11"
Bedroom - Primary	Main	38`7" x 55`0"
Laundry	Main	25`2" x 27`8"

3pc Bathroom  
 4pc Bathroom  
 Bedroom  
 Exercise Room  
 Other

Main  
 Basement  
 Basement  
 Basement  
 Basement

15`10" x 27`8"  
 16`2" x 30`1"  
 32`7" x 37`2"  
 36`11" x 45`11"  
 7`5" x 12`10"

3pc Ensuite bath  
 Bedroom  
 Family Room  
 Flex Space  
 Furnace/Utility Room

Main  
 Basement  
 Basement  
 Basement  
 Basement

18`7" x 38`0"  
 32`7" x 55`9"  
 65`11" x 76`7"  
 32`0" x 52`6"  
 26`3" x 36`11"

Legal/Tax/Financial

Condo Fee:  
**\$630**

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

Zoning:  
**TN**

Legal Desc: **0310135**

Remarks

Pub Rmks: **\*\*Open House Saturday 2-4\*\* GORGEOUS FULLY RENOVATED bungalow villa backing onto serene green space with two ponds & pathway system in the prestigious Air Ranch community of Okotoks! One step inside, and you will fall in love with this home's stunning views, natural light, exquisite finishing, and generous spaces with over 3000sq.ft. development throughout. MAIN FLOOR features living room w fireplace & large windows, superb open concept kitchen w gorgeous soft-close cabinetry and oversized island & eating nook, dining room, large primary bedroom with two walk-in closets and ensuite-bathroom, den (or additional bedroom) and full bathroom. Adjacent to the kitchen you will enjoy beautiful sunrises and water views from your private SE balcony. LOWER LEVEL is a walk-out and features huge rec room w fireplace and wet-bar, two more bedrooms and a third full bathroom, gym, plus a finished storage room / workshop area. Finishing & millwork is top of the line throughout, meticulously crafted with perfection in mind. Did we mention new furnace & hot 40gal water tank, new appliances, new screens & Hunter Douglas blinds, new built-in California Closets throughout, new mudroom with built-ins, new lighting, new flooring, new bathrooms & kitchen? FULL INTERIOR RENOVATION was completed in 2021 for approximately \$275K+. DOUBLE GARAGE is insulated and equipped with metal shelving. Plus, new roof & eavestrough heat trace, new deck membrane and new concrete driveway completed by management company. This bungalow villa shows 10/10 ... with stunning finishing completed to perfection and one of the best lots on market in the Foothills!**

Inclusions: **Rain Barrel, Metal Shelving in Garage, Metal/Glass Shelving unit in utility room, Air Filter System, Smart Wireless Thermostat, Armoire in Den (Negotiable), Shades/Blinds**  
 Property Listed By: **CIR Realty**

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





















