



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 LANG Place, Okotoks T1S 1W8**

MLS®#: **A2191813**      Area: **Air Ranch**      Listing Date: **02/01/25**      List Price: **\$1,380,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**      Finished Floor Area  
 Year Built: **2007**      Abv Sqft: **3,603**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **17,860 sqft**      Ttl Sqft: **3,603**  
 Lot Shape:

DOM

**1**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Lawn,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Wood Frame**  
 Heating: **Fireplace(s),Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Other,Rain Barrel/Cistern(s)**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,See Remarks,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Primary Downstairs,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`8" x 11`7"	Living Room	Main	11`8" x 16`9"
Dining Room	Main	10`6" x 16`9"	Kitchen	Main	13`4" x 16`1"
Breakfast Nook	Main	10`0" x 14`0"	Family Room	Main	18`2" x 20`4"
Mud Room	Main	7`2" x 8`1"	Bedroom - Primary	Main	12`0" x 15`10"
Bedroom - Primary	Upper	17`0" x 20`0"	Bedroom	Upper	14`0" x 15`7"
Bedroom	Upper	13`9" x 14`1"	Laundry	Upper	5`8" x 13`6"

<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`8" x 11`6"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`8" x 17`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`11" x 11`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`6" x 7`10"</b>
<b>Media Room</b>	<b>Basement</b>	<b>11`4" x 20`3"</b>	<b>Game Room</b>	<b>Basement</b>	<b>11`2" x 16`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`9" x 22`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 11`8"</b>
<b>Storage</b>	<b>Basement</b>	<b>8`7" x 27`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`1" x 12`1"</b>

Legal/Tax/Financial

Condo Fee:  
\$53

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

Zoning:  
**TN**

Legal Desc: **0110799**

Remarks

Pub Rmks: **Welcome to this stunning custom-built estate on 0.41 acres in the prestigious West Air Ranch, where elegance meets superior craftsmanship. With over 5,100 square feet of developed living space, this remarkable home is designed to impress at every turn. As you step inside, a grand curved staircase sets the tone for the sophisticated beauty within, complemented by tigerwood hardwood floors with rosewood inlays and a breathtaking custom compass inlay in the foyer. Stained glass interior windows and transoms add an artistic touch, elevating the luxurious ambiance throughout. This exceptional residence features two Primary Bedrooms, one on the main floor and another on the upper level, providing flexible living options. In total, there are six spacious bedrooms and four bathrooms, two of which are ensuites to the dual Primary Bedrooms. (The upper ensuite with incredible walk-in closet is a show stopper!) The chef's kitchen is designed for both function and beauty, offering ample workspace and top-tier finishes, while the cozy yet grand living room is anchored by a wood-burning fireplace, perfect for relaxing evenings. The lower level is built for comfort and entertainment, featuring in-floor heating, making it the ideal retreat in every season with media room, flex area, two bedrooms, bathroom and huge storage room. The oversized 670-square-foot garage and the upper primary bedroom also boast in-floor heat, ensuring year-round comfort. Outdoor living is equally impressive, with two spacious decks overlooking the spacious lot with raised garden beds and many trees. Additional highlights include two high-efficiency furnaces, premium craftsmanship, custom millwork throughout, and luxurious architectural details. New shingles done in July 2024. This home is a true masterpiece, blending timeless elegance with modern convenience in one of Okotoks' most sought-after communities. Don't miss the opportunity to experience this breathtaking home in person!**

Inclusions: **instant hot water dispenser, in-island range fan, garage fridge and freezer, medicine cabinet and shelf in Primary ensuite, mudroom coatrack, shed, rain barrels, gazebo and cloth top, tv and wall mount in basement**

Property Listed By: **RE/MAX Complete Realty**

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











