



THE
A-TEAM

**RE/MAX
FIRST**

4 ROWLAND Lane, Okotoks T1S 2C4

MLS®#: **A2192713**

Area:

Listing **02/05/25**

List Price: **\$565,000**

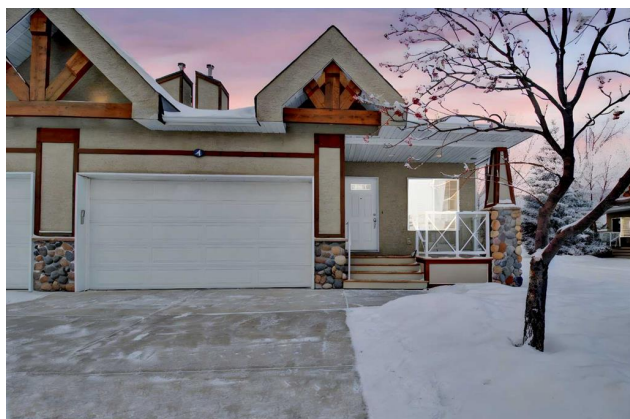
Status: **Active**

County: **Foothills County**

Date:

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Okotoks

Abv Sqft:

1,031

Year Built:

2004

Low Sqft:

Lot Information

Ttl Sqft:

1,031

Lot Sz Ar:

4,090 sqft

Lot Shape:

DOM

17

Layout

Beds:

1 (1)

Baths:

1.5 (1 1)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Corner Lot

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stucco,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Granite Counters,No Animal Home,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`9" x 4`11"
Bedroom - Primary	Main	11`0" x 17`0"
Dining Room	Main	8`8" x 14`7"
Hall	Main	14`5" x 14`10"
Living Room	Main	11`0" x 10`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	7`5" x 5`2"
Den	Main	9`4" x 13`5"
Foyer	Main	4`2" x 2`11"
Kitchen	Main	9`8" x 9`6"
Laundry	Main	3`3" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$630

Fee Simple

TN

Fee Freq:

Monthly

Legal Desc: 0310135

Remarks

Pub Rmks: **Welcome to the Dakotas Sky Ranch Villas of Air Ranch! This fantastic bungalow villa is a former showhome for these Villas with only one owner who has lovingly cared for the property since day one. It is ideally situated for you to take a walk around the Drake Landing ponds/wildlife reserve, or choose to stroll through the quiet streets of the adjacent estate homes of Air Ranch. Inside, you will appreciate the little details that were put into the showhome at the time such as tile inlay in the kitchen and hallway to the Primary Bedroom. The front den is spacious as an office or second tv room. The living room and kitchen offer an open concept plan that is perfect when entertaining guests. The Primary Bedroom is very large with extra space for a private reading retreat by the window shaded by gorgeous, tall spruce trees. Downstairs, the basement is partially developed and already has framing and electrical up for two bedrooms, a bathroom and rec room area. The roof shingles and the duradeck on the back deck were replaced in 2024. This is a true gem that is ready for a new owner in prestigious Air Ranch!**

Inclusions:
Property Listed By: **lattice on back deck
RE/MAX Complete Realty**

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



