

# \$675,000 - 40 Rowland Lane, Okotoks

MLS® #A2220957

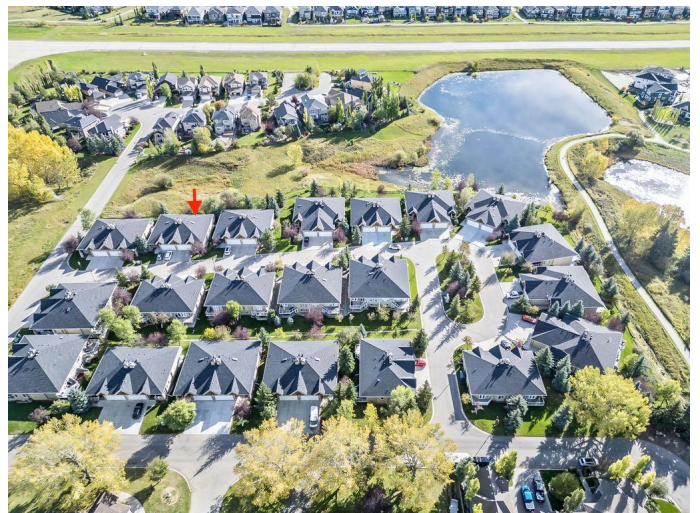
**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.09 Acres

Air Ranch, Okotoks, Alberta

Proudly offered by the original owners, this beautifully maintained bungalow-villa is nestled in the serene and highly sought-after community, the Air Ranch. Backing directly onto a tranquil environmental reserve, the home offers breathtaking views and regular visits from local wildlife, an ideal retreat for nature lovers. Step inside to discover a bright, open-concept layout thoughtfully designed for comfortable everyday living. Vaulted ceilings enhance the spacious feel, while new hardwood flooring adds warmth and elegance throughout the main level. The heart of the home features a sunny kitchen with granite countertops on the central island, perfect for both casual meals and entertaining. A charming breakfast nook just off the kitchen offers the ideal spot for morning coffee and provides direct access to the large deck, perfect for enjoying quiet views of nature and outdoor dining. A separate dining room offers a more formal option, while the cozy living room, anchored by a striking stone fireplace, creates a welcoming space to relax. The main floor also includes a generously sized primary bedroom with a walk-in closet and a private 3-piece ensuite, a convenient laundry room with lots of storage and main 3 piece bathroom for guests. The fully finished walk-out basement extends the living space with in-floor heating, a second gas fireplace, two large additional bedrooms, a 4-piece bathroom, and a spacious family room with endless potential for recreation, hobbies, or guest



accommodation. Additional features include a heated double attached garage for year-round comfort, updated R50 insulation in garage and home, and plenty of thoughtful touches throughout that reflect the care and pride of ownership. This is more than a home, it's a lifestyle, and it's ready for its next chapter. Be sure to click the link for a full virtual tour of this exceptional property.

Built in 2004

**Essential Information**

MLS® #	A2220957
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,216
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

**Community Information**

Address	40 Rowland Lane
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2C4

**Amenities**

Amenities	Playground, Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Garage Control(s)
Heating	Forced Air, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Low Maintenance Landscape, Backs on to Park/Green Space, Environmental Reserve, Many Trees, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 19th, 2025
Days on Market	79
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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