

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

MLS® #A2220957

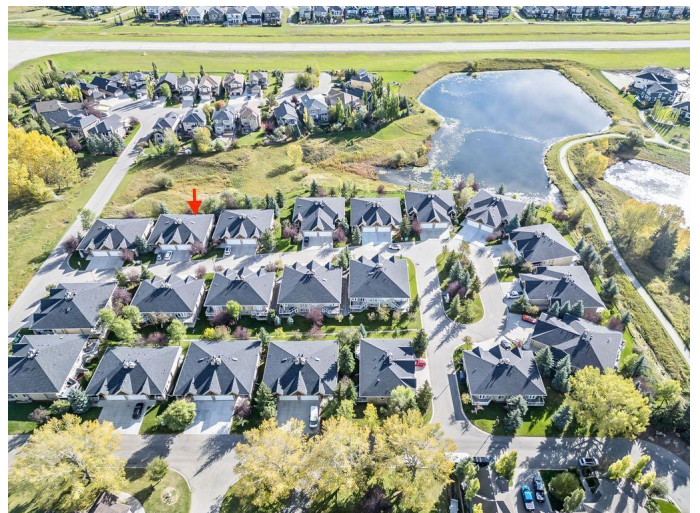
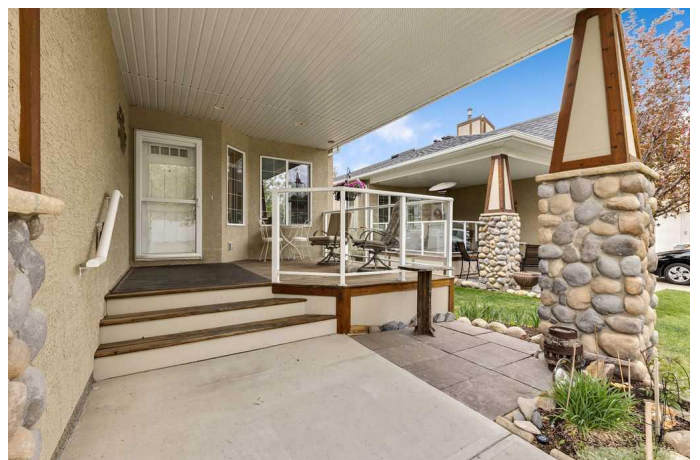
**\$675,000**

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 | 85             |
| Zoning         | TN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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