

\$675,000 - 40 Rowland Lane, Okotoks

MLS® #A2220957

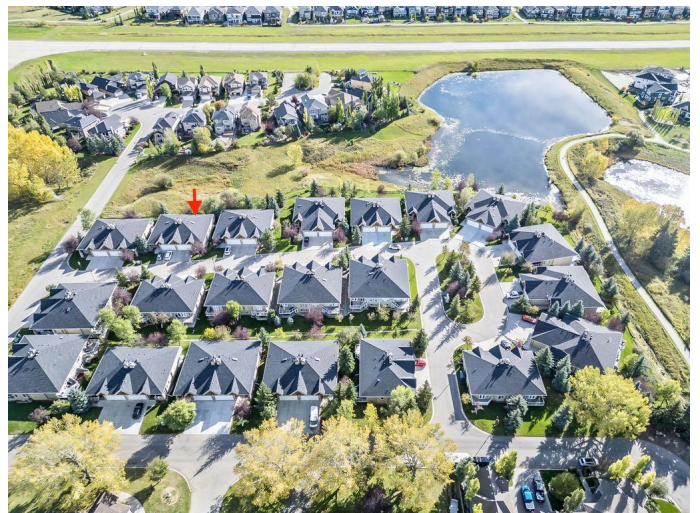
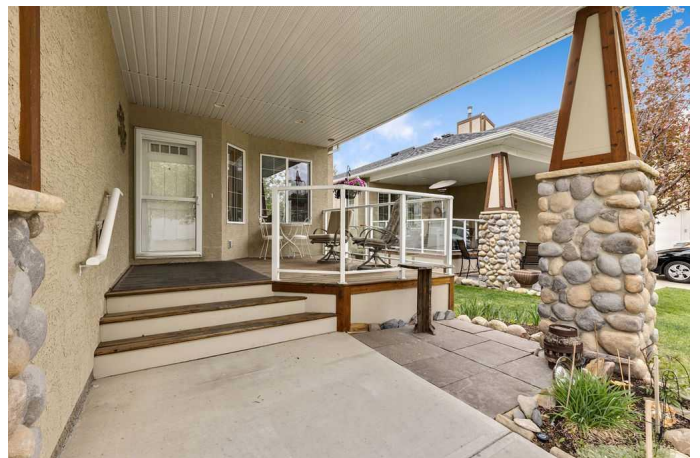
\$675,000

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, Heated Garage, Garage Door Opener
# of Garages	2

Interior

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

Exterior

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

Additional Information

Date Listed	May 19th, 2025
Days on Market	72
Zoning	TN

Listing Details

Listing Office	CIR Realty
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