

\$539,000 - 4 Rowland Lane, Okotoks

MLS® #A2192713

\$539,000

1 Bedroom, 2.00 Bathroom, 1,031 sqft
Residential on 0.09 Acres

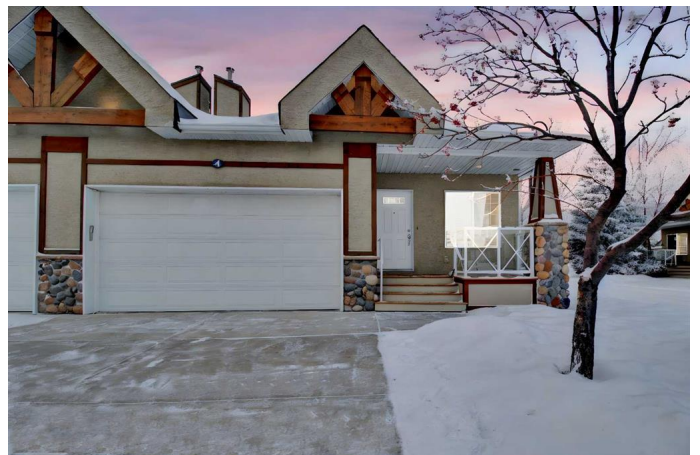
N/A, Okotoks, Alberta

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!

Built in 2004

Essential Information

| | |
|--------|-----------|
| MLS® # | A2192713 |
| Price | \$539,000 |



| | |
|----------------|------------------------|
| Bedrooms | 1 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,031 |
| Acres | 0.09 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Bungalow, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4 Rowland Lane |
| Subdivision | N/A |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 2C4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Vinyl Windows, No Animal Home |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven, Garage Control(s) |
| Heating | Fireplace(s), Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Other |
| Lot Description | Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 5th, 2025 |
| Days on Market | 58 |
| Zoning | TN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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