

\$799,990 - 51 Billy Haynes Trail, Okotoks

MLS® #A2143620

\$799,990

4 Bedroom, 4.00 Bathroom, 2,299 sqft

Residential on 0.16 Acres

Air Ranch, Okotoks, Alberta

Welcome to Okotoks' very own Air Ranch! MOUNTAINS, NATURE RESERVE, WILDLIFE, PRIVATE PUTTING GREEN, 360 degrees of BREATHTAKING VIEWS!!! This closed cul-de-sac is very private and surrounded by natural beauty. Whether you're into nature walks or just love to bird watch! This prime residence is truly a rare opportunity to own a piece of very limited type of real estate. Backing onto this nature reserve ensures there will be no more construction around you to impede the gorgeous views from your private putting green. This home features 9'™ knockdown ceilings on the main floor, west facing with an amazing amount of light, rounded corners, granite counters, tiled backsplash, Stainless appliances, view of the ponds and reserve from the living room with a gas fireplace. Mountain view through large windows facing west, step out to the private large balcony from the family room. Massive primary bedroom you can catch the morning sunlight from the seven large windows. Two other large, bright bedrooms with one having its own entrance to the 2nd floor balcony. One of the quietest cul-de-sacs in Okotoks. Bus pick-up right around the corner for both Catholic and private schools. 3 minutes from either the Okotoks Rec Center or Okotoks Baseball Park. Beautifully designed two-tier deck with large patio and fire pit. With 3 spacious bedrooms upstairs and one in the basement there's plenty of room for family and or guests. A



22x22 foot double car garage and the extended parking pad has more than enough room to park 8 cars!

Built in 2007

Essential Information

MLS® #	A2143620
Price	\$799,990
Sold Price	\$785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,299
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	51 Billy Haynes Trail
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2N9

Amenities

Amenities	Other, Snow Removal
Parking Spaces	8
Parking	Double Garage Attached

Interior

Interior Features	Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	August 1st, 2024
Days on Market	41
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Arteam Realty
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