

\$889,000 - 20 Rowland Lane, Okotoks

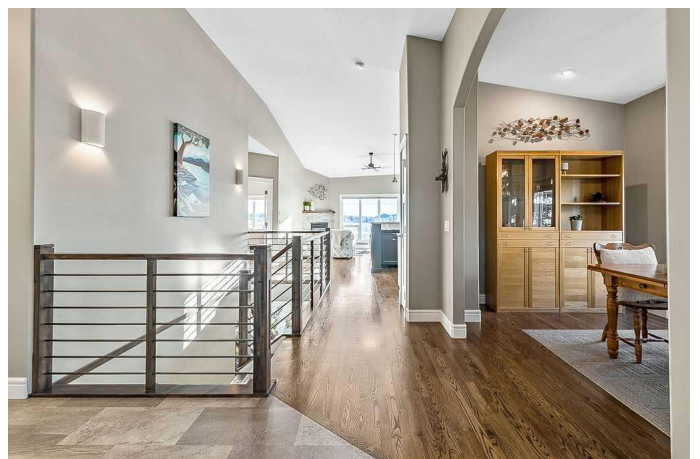
MLS® #A2185302

\$889,000

4 Bedroom, 3.00 Bathroom, 1,512 sqft
Residential on 0.13 Acres

Air Ranch, Okotoks, Alberta

****Open House Saturday 2-4** GORGEOUS FULLY RENOVATED** bungalow villa backing onto serene green space with two ponds & pathway system in the prestigious Air Ranch community of Okotoks! One step inside, and you will fall in love with this home's stunning views, natural light, exquisite finishing, and generous spaces with over 3000sq.ft. development throughout. **MAIN FLOOR** features living room w fireplace & large windows, superb open concept kitchen w gorgeous soft-close cabinetry and oversized island & eating nook, dining room, large primary bedroom with two walk-in closets and ensuite-bathroom, den (or additional bedroom) and full bathroom. Adjacent to the kitchen you will enjoy beautiful sunrises and water views from your private SE balcony. **LOWER LEVEL** is a walk-out and features huge rec room w fireplace and wet-bar, two more bedrooms and a third full bathroom, gym, plus a finished storage room / workshop area. Finishing & millwork is top of the line throughout, meticulously crafted with perfection in mind. Did we mention new furnace & hot 40gal water tank, new appliances, new screens & Hunter Douglas blinds, new built-in California Closets throughout, new mudroom with built-ins, new lighting, new flooring, new bathrooms & kitchen? **FULL INTERIOR RENOVATION** was completed in 2021 for approximately \$275K+. **DOUBLE GARAGE** is insulated and equipped with metal shelving. Plus, new roof & eavestrough heat trace, new deck membrane



and new concrete driveway completed by management company. This bungalow villa shows 10/10 â€¦ with stunning finishing completed to perfection and one of the best lots on market in the Foothills!

Built in 2004

Essential Information

MLS® #	A2185302
Price	\$889,000
Sold Price	\$889,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,512
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	20 Rowland Lane
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2C4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan,
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	Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Garburator, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2025
Date Sold	January 23rd, 2025
Days on Market	7
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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