



40 Rowland Lane Okotoks Alberta

\$675,000

****PRICE ADJUSTED**OEPN HOUSE SATURDAY JUNE 28TH 12-2PM**** 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...

4pc Bathroom 4.92 Ft x 9.08 Ft

Recreational, Games room 20.42 Ft x 24.42 Ft

Bedroom 9.75 Ft x 15.58 Ft

Bedroom 9.75 Ft x 12.08 Ft

Storage 5.33 Ft x 9.00 Ft

Furnace 6.33 Ft x 9.00 Ft

Laundry room 5.08 Ft x 6.75 Ft

Kitchen 11.17 Ft x 12.42 Ft

Breakfast 9.50 Ft x 10.17 Ft

Living room 10.08 Ft x 18.42 Ft

Primary Bedroom 12.08 Ft x 14.42 Ft

3pc Bathroom 4.92 Ft x 8.58 Ft

a

Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.medorannboucher.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Other 5.42 Ft x 6.08 Ft

3pc Bathroom 8.58 Ft x 12.00 Ft

Dining room 9.17 Ft x 14.25 Ft