



## 41 Rowland Lane Okotoks Alberta

\$634,900

Rarely offered, this fantastic bungalow villa is located in the prestigious Air Ranch of Okotoks. Surrounded by estate homes and just minutes from two golf courses, this villa provides easy access to 23 acres of wildlife reserve, perfect for peaceful nature walks. This move-in ready home has been extensively updated with new paint and carpets, and the hardwood floors have been professionally restored to their original beauty. Recent upgrades include a new deck membrane, shingles, garage door, and hot water tank, ensuring years of worry-free living. The kitchen boasts upgraded appliances and the potential for a gas stove, all enhancing the open-concept design. The main floor features a flex room, ideal for a home office or formal dining space, alongside a great room with vaulted ceilings and a river-stone finished corner gas fireplace. Step outside through the garden door to the upper deck, perfect for enjoying quiet evenings. The fully developed walkout basement offers a large family room, an additional bedroom, and a full bath with in-floor heating. Monthly maintenance fees cover all common area upkeep, making this a turn-key unit—ideal for snowbirds looking for hassle-free living. Enjoy a carefree lifestyle in this beautifully maintained villa, set in one of Okotoks' most desirable communities. (id:6769)

4pc Bathroom 7.58 Ft x 4.83 Ft

Bedroom 11.00 Ft x 17.67 Ft

Recreational, Games room 30.42 Ft x 15.25 Ft

Furnace 15.33 Ft x 8.92 Ft

2pc Bathroom 5.42 Ft x 4.75 Ft

3pc Bathroom 7.58 Ft x 4.92 Ft

Kitchen 13.17 Ft x 8.42 Ft

Living room 19.58 Ft x 13.25 Ft

Living room 9.83 Ft x 13.33 Ft

Primary Bedroom 11.00 Ft x 17.17 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca