



## 55 Billy Haynes Trail Okotoks Alberta

\$1,000,000

**\*\* EXECUTIVE** bungalow in Okotoks - "Air Ranch" - with STUNNING mountain, lake and natural environmental reserve views! - AMAZING sunsets!! **\*\* QUIET** cul-de-sac location, beautiful south-west facing backyard with low maintenance landscaping and perimeter fencing. **\*\* OVERSIZED**, heated double garage with ceiling-mounted storage racks, several storage lockers, and closets. **\*\* COZY** front porch with poured concrete walks & patio stone accents. **\*\* BRIGHT**, spacious open foyer with direct access to garage and the 2 pce powder room. -- OFFICE/den at front door with vaulted ceilings & lots of natural light (could be a second bedroom - with adding a wardrobe or closet). **\*\* PRIMARY** bedroom & ensuite - an oversized room with vaulted ceilings, scenic views from the window - and featuring a 4 pce ensuite with double sinks, custom vanity and stand-up shower. -- PLUS, a large walk-in closet - PLUS a separate ensuite laundry room with extra shelving and washer / dryer. **\*\* OPEN** concept floor plan - SPACIOUS kitchen with loads of custom cabinets, QUARTZ counter tops, a corner pantry and a full complement of Stainless-steel appliances. **\*\* an EXPANSIVE** formal dining area with great flow into the living room that features VAULTED ceilings tons of natural light (GREAT views) a gas fireplace and patio door to the massive back deck. AMAZING views of the mountains, lake, and natural reserve areas. **\*\* DEVELOPED** walk-out basement with expansive family room / games room area - with direct access to large, covered patio area and private landscaped backyard. **\*\* LARGE** lower-level bedroom, a full 4 pce bathroom with tub/shower. **\*\* ADDITIONAL** hobby/storage//utility room - PLUS a massive storage utility room with loads of shelving. (GOOD potential to add another large bedroom if needed) **\*\* A** very functional & meticulously maintained Executive bungalow featuring hardwood floors, vaulted ceilings, Qua...

Recreational, Games room 20.67 Ft x 16.33 Ft

Bonus Room 17.33 Ft x 8.92 Ft

Bedroom 18.42 Ft x 9.50 Ft

Storage 30.67 Ft x 22.42 Ft

4pc Bathroom 9.67 Ft x 5.00 Ft

Living room 25.00 Ft x 15.58 Ft

Kitchen 18.08 Ft x 8.83 Ft

Primary Bedroom 17.50 Ft x 14.25 Ft

4pc Bathroom 9.58 Ft x 7.42 Ft

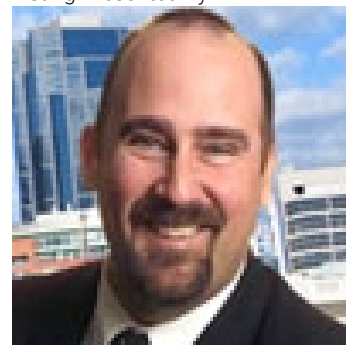
Bedroom 10.75 Ft x 10.50 Ft

Foyer 13.58 Ft x 6.75 Ft

2pc Bathroom 7.08 Ft x 2.58 Ft

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Listing Presented By:



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