

# \$675,000 - 40 Rowland Lane, Okotoks

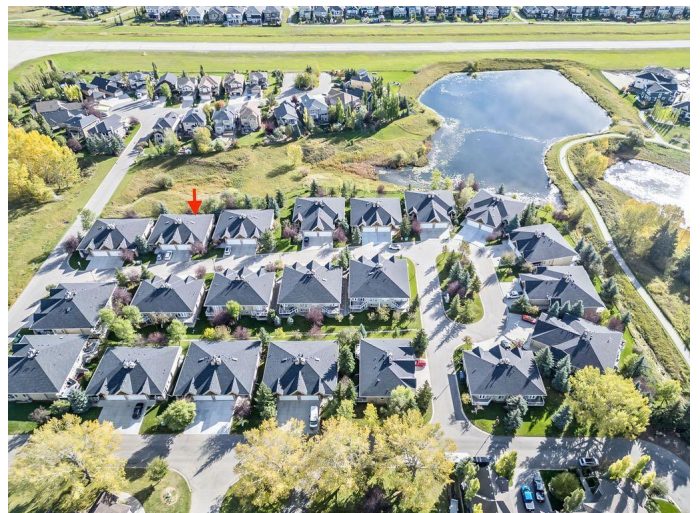
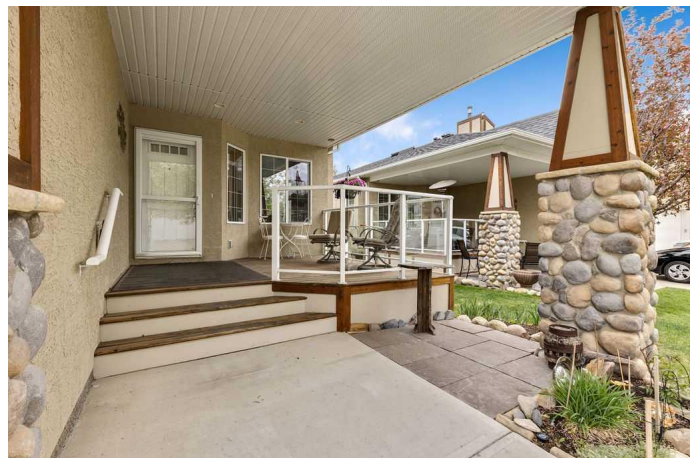
MLS® #A2220957

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,216 sqft  
Residential on 0.09 Acres

Air Ranch, Okotoks, Alberta

**\*\*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 for a full virtual tour of this exceptional property.

Built in 2004

**Essential Information**

MLS® #	A2220957
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,216
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

**Community Information**

Address	40 Rowland Lane
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2C4

**Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Freezer

Heating In Floor, Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Views, Environmental Reserve

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 19th, 2025

Days on Market 48

Zoning TN

## Listing Details

Listing Office CIR Realty

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