



**GRASSROOTS**  
REALTY GROUP

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**3 Winters Way  
Okotoks, Alberta**

**MLS # A2234292**



**\$1,300,000**

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,320 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Triple Gar		
<b>Lot Size:</b>	0.65 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Many		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 43
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** shed, 6 remotes for 4 garage door openers

Experience the best of both worlds with this exceptional 5 bedroom two-storey home with over 3400 square ft of developed space situated on a beautifully landscaped .64-acre lot in the exclusive community of Okotoks Air Ranch. Inside, you'll find a bright, open-concept Great Room featuring a cozy gas fireplace flanked by custom built-in cabinetry. The gourmet kitchen impresses with stylish white cabinetry, granite countertops, upscale stainless steel appliances including a gas stove, and a large island perfect for entertaining. A unique highlight of the home is the main floor primary suite large enough to accommodate your king-sized bed and complete with a spa-like ensuite and walk-in closet. Refinished hardwood flooring, fresh paint, and main floor laundry add to the home's appeal and convenience. The central turned staircase leads to the upper level boasting a bonus room, two generously sized bedrooms, and a full bath—ideal for family or guests. The professionally finished basement offers a massive recreation/games room, two additional bedrooms, a full bath. Car lovers and hobbyists will love the oversized attached double garage plus an additional triple detached garage, providing space for all your vehicles and toys. Step outside to a meticulously manicured lawn and stunning landscaping—perfect for family gatherings, summer BBQs, or simply relaxing in your private oasis.