



GRASSROOTS
REALTY GROUP

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**3 Winters Way
Okotoks, Alberta**

MLS # A2234292



\$1,275,000

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

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|--------------------|---------------------------------------------------------------------------------------------------|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 43 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stone, Stucco, Wood Frame | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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.