



GRASSROOTS
REALTY GROUP

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**55 Billy Haynes Trail
Okotoks, Alberta**

MLS # A2250088



\$1,000,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,476 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Cul-De-Sac, Envir		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data

Inclusions: ALL the storage shelves & closets in garage -- ALL storage shelves in basement!

**** 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, Quartz counter tops, Stainless Steel appliances and so much more!! ** TRULY a rare property that needs to be seen!! ** CALL your favorite REALTOR – or come by our OPEN House – both Saturday & Sunday from 1:00 pm -to- 5:00 pm. ** COME and CHECK-it-OUT! *** NOTE: this is a “stand alone” – single family “Bareland Condo” ***