



**55 Billy Haynes Trail
Okotoks, Alberta**

MLS # A2276830



\$950,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,476 sq.ft.	Age:	2006 (20 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, Enviro		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 114
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

** 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 January 10th & Sunday January 11th from 1:30 pm -to- 4:30 pm. ** COME and CHECK-it-OUT! *** NOTE: this is a “stand alone” – single family “Bareland Condo”; ***