



**GRASSROOTS**  
REALTY GROUP

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**55 Billy Haynes Trail  
Okotoks, Alberta**

**MLS # A2276830**



**\$950,000**

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Conservation, Cul-De-Sac, Environ		

**Heating:** Forced Air, Natural Gas, See Remarks

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**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

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 114

**LLD:** -

**Zoning:** TN

**Utilities:** -

**\*\* 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 &ndash; or come by our OPEN House &ndash; both Saturday January 10th & Sunday Jannuary 11th from 1:30 pm -to- 4:30 pm. \*\* COME and CHECK-it-OUT! \*\*\* NOTE: this is a &ldquo;stand alone&rdquo; &ndash; single family &ldquo;Bareland Condo&rdquo; \*\*\*