

41 Rowland Lane
Okotoks, Alberta

MLS # A2172036



\$614,900

Division:	Air Ranch		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,008 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 575
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: N/A

Rarely offered, this fantastic bungalow villa is located in the prestigious Air Ranch of Okotoks. Surrounded by estate homes and just minutes from two golf courses, this villa provides easy access to 23 acres of wildlife reserve, perfect for peaceful nature walks. This move-in ready home has been extensively updated with new paint and carpets, and the hardwood floors have been professionally restored to their original beauty. Recent upgrades include a new deck membrane, shingles, garage door, and hot water tank, ensuring years of worry-free living. The kitchen boasts upgraded appliances and the potential for a gas stove, all enhancing the open-concept design. The main floor features a flex room, ideal for a home office or formal dining space, alongside a great room with vaulted ceilings and a river-stone finished corner gas fireplace. Step outside through the garden door to the upper deck, perfect for enjoying quiet evenings. The fully developed walkout basement offers a large family room, an additional bedroom, and a full bath with in-floor heating. Monthly maintenance fees cover all common area upkeep, making this a turn-key unit—ideal for snowbirds looking for hassle-free living. Enjoy a carefree lifestyle in this beautifully maintained villa, set in one of Okotoks' most desirable communities.