

# \$599,000 - 37 Rowland Lane, Okotoks

MLS® #A2231981

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.09 Acres

Air Ranch, Okotoks, Alberta

SUPERB VILLA with VAULTED CEILING, OPEN CONCEPT DESIGN, and WALK-OUT BASEMENT to boot! The advantages of villa-style living are numerous, from lawn care to snow removal, from stellar building exterior upkeep to stunning community living, and from awesome neighbours to great friends. The advantages of this specific unit are also numerous, as it is one of the larger models in the complex, is one of only select few walk-out units, and has had many updates over the years. STEP INSIDE (click 3D for virtual tour or come by Open House on Sat/Sun), and youâ€™ll appreciate this homeâ€™s warm ambiance, open spaces and gorgeous natural light. MAIN FLOOR features large den at front (currently set up as formal dining room), kitchen with pantry and large island, and living room & dining nook with soaring vaulted ceiling. Primary bedroom with ensuite-bathroom w heated floors and walk-in closet, main floor laundry, and half bath complete this level. WALK-OUT BASEMENT features spacious rec room with fire place, two bedrooms, and full bathroom. DOUBLE ATTACHED GARAGE w 220V & hot-water hookup, and front driveway offer plenty of onsite parking for you & your guests. Did we mention birch hardwood floors, Murphy bed, and renovated ensuite bathroom? And the front porch, back deck and walk-out patio for year-round enjoyment of the outdoors? All this, in the STUNNING VILLA COMMUNITY of Dakotas of Air Ranch, offering ponds, bird



sanctuary, paths, and gorgeous luxury homes all around. RECENT UPDATES INCLUDE - ensuite bath (2019), den (2019), fridge/stove/dishwasher (2020), hot water tank (2024).

Built in 2004

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2231981               |
| Price          | \$599,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,190                  |
| Acres          | 0.09                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 37 Rowland Lane  |
| Subdivision | Air Ranch        |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 2C4          |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal, Trash    |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)  |
| Appliances      | Dishwasher, Double Oven, Dryer, Electric Range, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating         | Forced Air, In Floor   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Lighting, Rain Gutters |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Stucco, Wood Frame       |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 8               |
| Zoning         | TN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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