

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

MLS® #A2231981

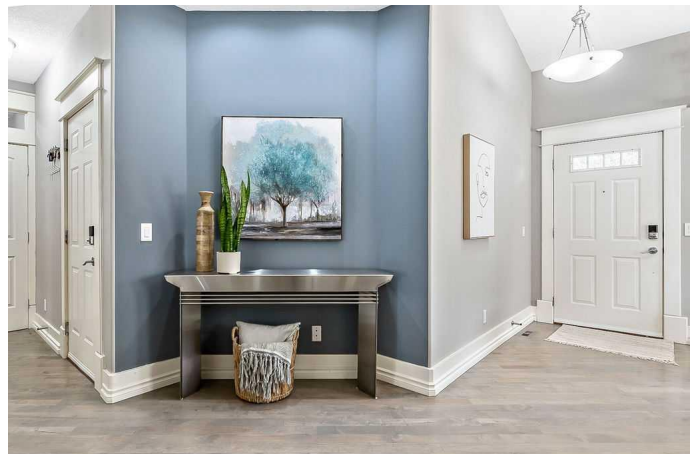
**\$599,000**

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	12
Zoning	TN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.