

# \$589,000 - 6 Rowland Lane, Okotoks

MLS® #A2230625

**\$589,000**

3 Bedroom, 3.00 Bathroom, 1,003 sqft

Residential on 0.13 Acres

Air Ranch, Okotoks, Alberta

\*\*\*DOUBLE OPEN HOUSE - FRIDAY, JUNE 20th from 4 to 6 pm and Saturday June 21st from 2 to 4 pm.\*\*\* Presenting 6 Rowland Lane, a bungalow style villa in the Dakotas Sky Ranch development in the exclusive upscale neighborhood of Air Ranch. This well priced home backs onto a beautifully treed quiet 30 kph street. It features an open floor plan with maple cabinetry and railings and a beautiful river rock gas fireplace that is the focal point of the main living area. The great room design is excellent for socializing with friends and family and offers 3 bedrooms and 2.5 baths. There are two flex spaces including a main floor dining room/den option on the main floor and a bedroom/office option on the lower level. This gently lived in and well maintained home had the roof replaced in 2022 and the east facing cedar deck and stairs replaced in 2023. There is also a west facing deck. The bright and cheery basement has under floor heating as well. Okotoks is a thriving and vibrant safe community. This home is located just steps from the fabulous 23 acre Air Ranch Wildlife Preserve and Walking Paths and has 2 nearby golf courses. Located approximately 15 minutes from Calgary, this home offers peaceful comfort and a maintenance free lifestyle. Please note that the following items are included in the Condo Fee; Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal and a sizable portion of the fee is for Insurance.



Built in 2004

## Essential Information

MLS® #	A2230625
Price	\$589,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,003
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	6 Rowland Lane
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2C4

## Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Slab

### Additional Information

Date Listed	June 17th, 2025
Days on Market	1
Zoning	TN

### Listing Details

Listing Office	RE/MAX Realty Professionals
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