

# \$1,000,000 - 55 Billy Haynes Trail, Okotoks

MLS® #A2250088

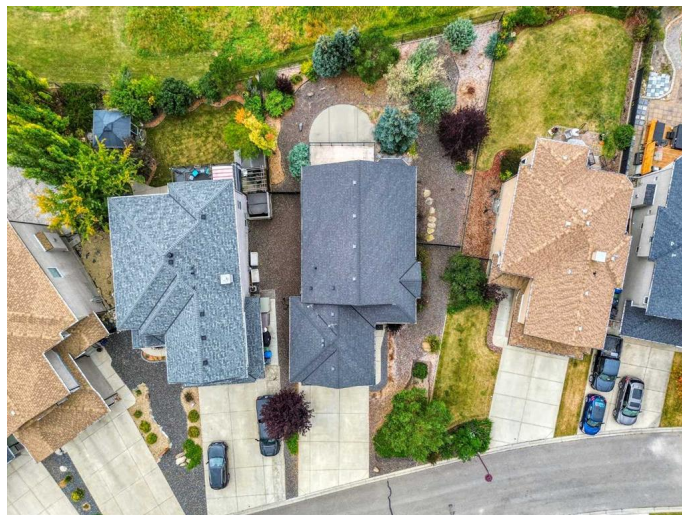
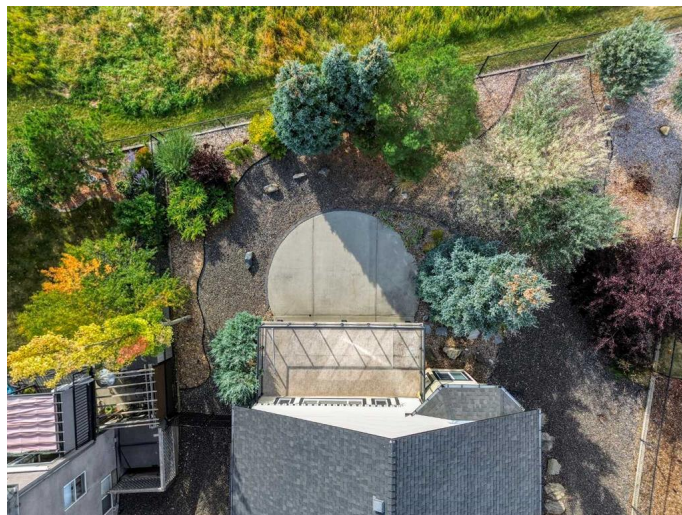
**\$1,000,000**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.21 Acres

Air Ranch, Okotoks, Alberta

**\*\* EXECUTIVE** bungalow in Okotoks â€œ  
â€œAir Ranchâ€• - with **STUNNING** mountain,  
lake and natural environmental reserve views!  
â€œ **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. â€œ- **OFFICE/den** at  
front door with vaulted ceilings & lots of natural  
light (could be a second bedroom â€œ with  
adding a wardrobe or closet). **\*\* PRIMARY**  
bedroom & ensuite â€œ an oversized room with  
vaulted ceilings, scenic views from the window  
â€œ and featuring a 4 pce ensuite with double  
sinks, custom vanity and stand-up shower. --  
**PLUS**, a large walk-in closet â€œ **PLUS** a  
separate ensuite laundry room with extra  
shelving and washer / dryer. **\*\* OPEN** concept  
floor plan â€œ **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 “ or come by our OPEN House “ both Saturday & Sunday from 1:00 pm -to- 5:00 pm. \*\* COME and CHECK-it-OUT! \*\*\* NOTE: this is a “stand alone“ “ single family “Bareland Condo“ \*\*\*

Built in 2006

### Essential Information

MLS® #	A2250088
Price	\$1,000,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.21
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	55 Billy Haynes Trail
Subdivision	Air Ranch

City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2N9

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Track Lighting, Wired for Data
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, See Remarks, Conservation, Cul-De-Sac, Environmental Reserve, Gentle Sloping, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 3rd, 2025
Zoning	TN
HOA Fees	105
HOA Fees Freq.	MON

**Listing Details**

Listing Office                      Real Broker

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