

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

MLS® #A2250088

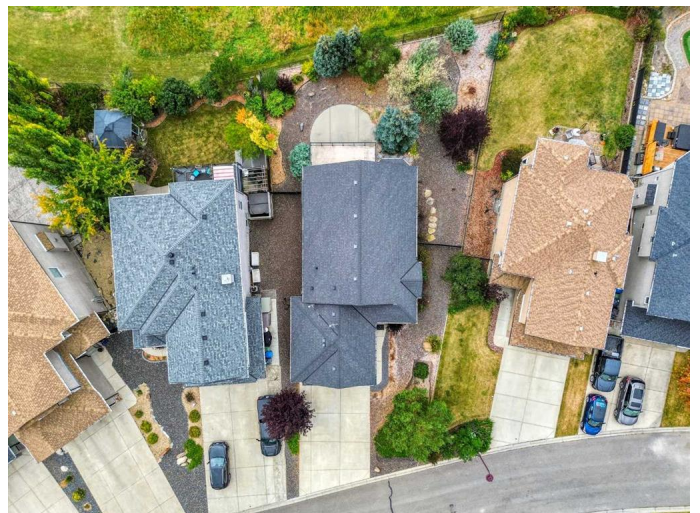
**\$1,000,000**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.21 Acres

Air Ranch, Okotoks, Alberta

**\*\* EXECUTIVE bungalow in Okotoks** - with STUNNING mountain, lake and natural environmental reserve views! - 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. - OFFICE/den at front door with vaulted ceilings & lots of natural light (could be a second bedroom with adding a wardrobe or closet). \*\* PRIMARY bedroom & ensuite - an oversized room with vaulted ceilings, scenic views from the window and featuring a 4 pce ensuite with double sinks, custom vanity and stand-up shower. -- PLUS, a large walk-in closet PLUS a separate ensuite laundry room with extra shelving and washer / dryer. \*\* OPEN concept floor plan - 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- 4:30 pm. \*\* COME and CHECK-it-OUT! \*\*\* NOTE: this is a “œstand alone“• “ single family “œBareland 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 | No Smoking Home, Open Floorplan, Quartz Counters, Closet Organizers, Double Vanity, Storage, Track Lighting, Vaulted Ceiling(s), Wired for Data, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Range, Microwave                                                                             |
| 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, Awning(s), BBQ gas line, Garden, Private Yard                                                                                                                                                                                |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Conservation, Cul-De-Sac, Environmental Reserve, Front Yard, Garden, Gentle Sloping, Irregular Lot, Low Maintenance Landscape, Landscaped, No Neighbours Behind, Pie Shaped Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                                                                                                                                                       |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                                                                                                                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 20                |
| Zoning         | TN                |
| HOA Fees       | 105               |

HOA Fees Freq.     MON

**Listing Details**

Listing Office             Real Broker

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