

3 Winters Way Okotoks, Alberta

MLS # A2234292



\$1,300,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,320 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Triple Gar		
Lot Size:	0.65 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Many		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 43
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: shed, 6 remotes for 4 garage door openers

Experience the best of both worlds with this exceptional 5 bedroom two-storey home with over 3400 square ft of developed space situated on a beautifully landscaped .64-acre lot in the exclusive community of Okotoks Air Ranch. Inside, you'll find a bright, open-concept Great Room featuring a cozy gas fireplace flanked by custom built-in cabinetry. The gourmet kitchen impresses with stylish white cabinetry, granite countertops, upscale stainless steel appliances including a gas stove, and a large island perfect for entertaining. A unique highlight of the home is the main floor primary suite large enough to accommodate your king-sized bed and complete with a spa-like ensuite and walk-in closet. Refinished hardwood flooring, fresh paint, and main floor laundry add to the home's appeal and convenience. The central turned staircase leads to the upper level boasting a bonus room, two generously sized bedrooms, and a full bath—ideal for family or guests. The professionally finished basement offers a massive recreation/games room, two additional bedrooms, a full bath. Car lovers and hobbyists will love the oversized attached double garage plus an additional triple detached garage, providing space for all your vehicles and toys. Step outside to a meticulously manicured lawn and stunning landscaping—perfect for family gatherings, summer BBQs, or simply relaxing in your private oasis.