

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

MLS® #A2250088

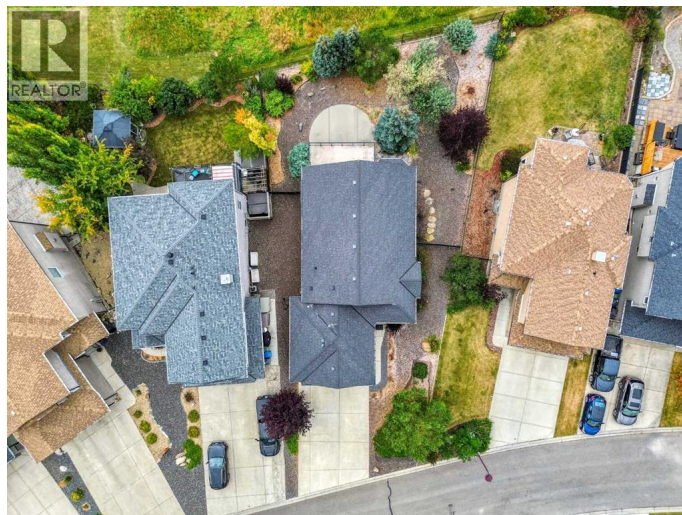
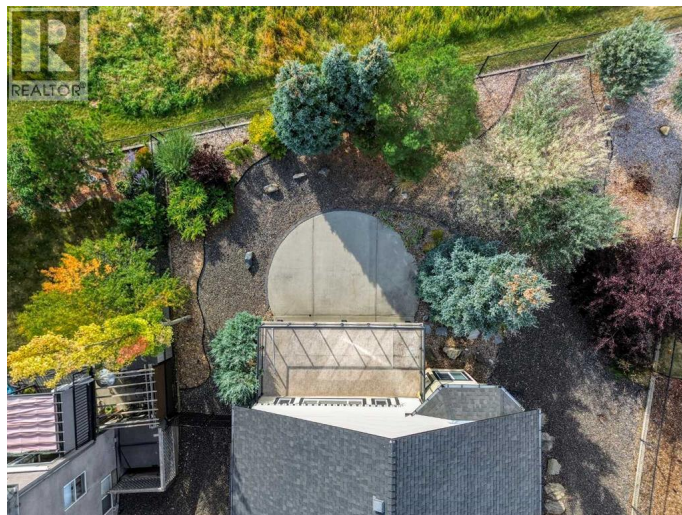
**\$1,000,000**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Single Family 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- 4:30 pm. \*\* COME and CHECK-it-OUT! \*\*\* NOTE: this is a “stand alone“ “ single family “Bareland Condo“ \*\*\* (id:6289)

Built in 2006

### Essential Information

Listing #	A2250088
Price	\$1,000,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,476
Acres	0.21
Year Built	2006
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	55 Billy Haynes Trail
Subdivision	Air Ranch
City	Okotoks
Province	Alberta

Postal Code T1S2N9

## Amenities

Amenities Airport, Golf Course, Park, Schools, Shopping, Water Nearby  
Features Cul-de-sac, See remarks, No neighbours behind, Closet Organizers, No Smoking Home, Environmental reserve, Gas BBQ Hookup  
Parking Spaces 4  
Parking Attached Garage  
# of Garages 2

## Interior

Appliances Refrigerator, Range - Gas, Dishwasher, Microwave, Window Coverings, Washer/Dryer Stack-Up  
Heating Natural gas Forced air  
Cooling See Remarks  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 1  
Has Basement Yes  
Basement Walk out

## Exterior

Exterior Stone, Stucco  
Exterior Features Garden Area, Landscaped  
Construction Wood frame  
Foundation Poured Concrete

## Listing Details

Listing Office Real Broker



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Listing information last updated on October 14th, 2025 at 3:16am PDT