

\$1,479,000 - 9 Winters Way, Okotoks

MLS® #A1167662

\$1,479,000

5 Bedroom, 3.5 Bathroom, 5,073 sqft
Residential on 1.00 Acres

Air Ranch, Okotoks, Alberta

Executive acreage style living with all the conveniences of living in town! This grand custom built 4+1 bedroom home has it all. Approximately 7,300 sq ft of developed living space! Over the heated 4 car attached garage you will find 1,250 sq ft of developed space which is currently being used for a play room and sound proofed music room. This space would also be great for creating a private suite or for running your business as it has a separate private back entrance. There is even an elevator which gives access to 4 levels (garage, main, upper and lower levels). A 24' x 36' detached heated garage/workshop has RV parking to the side and ample guest parking. Over \$200,000 was spent landscaping and developing the outdoor living space. Exceptionally private. Beautifully landscaped with mature trees which surround a fish pond, playhouse, fire pit, pathways and outdoor living areas. This 128ft x 226 ft (0.65 acre) property backs onto green space with access via a gate large enough to drive a trailer through. An amazing bird sanctuary is a short walk away with km's of walking paths out your front door. Check out the 3D tour to virtually walk through the home and then book your private viewing to see this truly one of a kind property.

Built in 2008

Essential Information



MLS® #	A1167662
Price	\$1,479,000
Bedrooms	5
Bathrooms	3.5
Full Baths	3
Half Baths	1
Square Footage	5,073
Lot SQFT	28,333
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active
Condo Fee	50
Condo Fee Includes	Common Area Maintenance, Reserve Fund Contributions, Snow Removal

Community Information

Address	9 Winters Way
Subdivision	Air Ranch
City	Okotoks
Province	Alberta
Postal Code	T1S 1W9

Amenities

Amenities	Snow Removal
Parking Spaces	20
Parking	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversized, Paved, Quad or More Attached, RV Access/Parking, Workshop in Garage
# of Garages	6

Interior

Goods Included	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, Storage
Appliances	Bar Fridge, Built-In Oven, Gas Range, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air

Cooling	None
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Carpet, Ceramic Tile, Hardwood, Laminate

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Greenbelt, Landscaped, Secluded
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete
Front Exposure	E
Frontage Metres	39.01M 128`0"
Site Influence	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Greenbelt, Landscaped, Secluded

Additional Information

Zoning	R-1AR
HOA Fees	50
HOA Fees Freq.	MON

Room Dimensions

Dining Room	12`0 x 14`8
Family Room	21`4 x 27`9
Kitchen	13`9 x 14`1
Living Room	14`0 x 20`0
Master Bedroom	14`0 x 18`0
Bedroom 2	10`0 x 11`7
Bedroom 3	11`6 x 13`6
Bedroom 4	9`8 x 14`7
Other Room 1	7`9 x 10`8

Listing Details

Listing Office	RE/MAX PRIME
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