

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

MLS® #A2250088

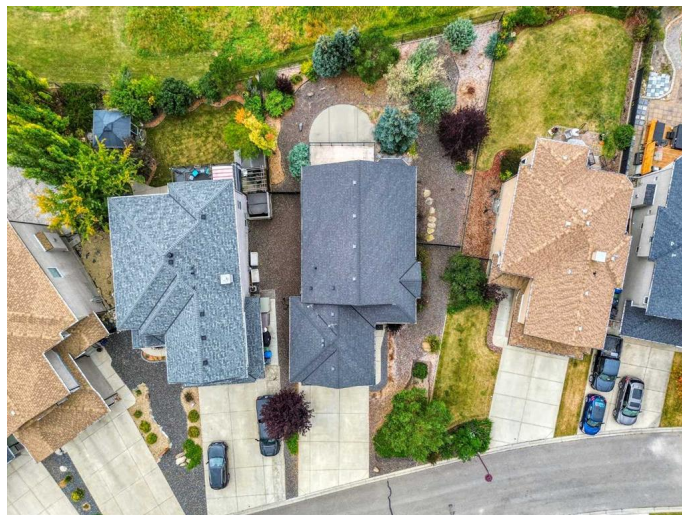
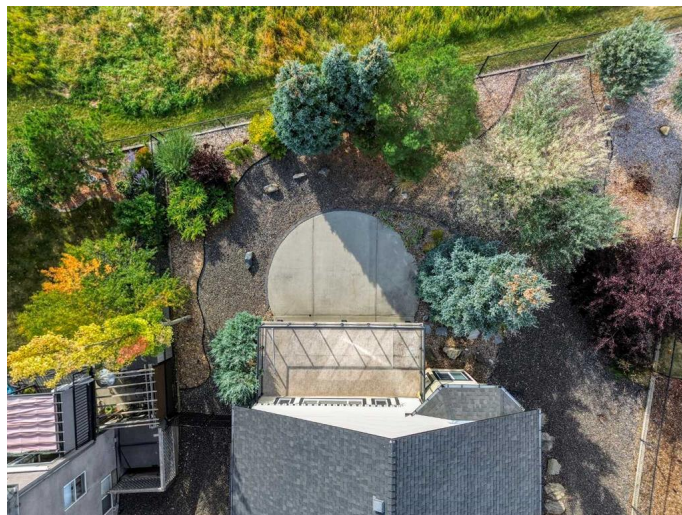
\$1,000,000

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
Days on Market	1
Zoning	TN
HOA Fees	105

HOA Fees Freq. MON

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.