# \$1,275,000 - 3 Winters Way, Okotoks

MLS® #A2234292

#### \$1,275,000

5 Bedroom, 4.00 Bathroom, 2,320 sqft Residential on 0.65 Acres

Air Ranch, Okotoks, Alberta

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, youâ€<sup>™</sup>II 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 highlightof 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 homeâ€<sup>™</sup>s appeal and convenience.

The central turned staircase leads to the upper level boasting a bonus room, two generously sized bedrooms, and a full bathâ€"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 landscapingâ€"perfect for family







gatherings, summer BBQs, or simply relaxing in your private oasis.

Built in 2006

### **Essential Information**

MLS® #	A2234292
Price	\$1,275,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,320
Acres	0.65
Year Built	2006
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

Address	3 Winters Way
Subdivision	Air Ranch
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S1W9

## Amenities

Amenities	Other
Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Triple Garage Detached
# of Garages	5
Interior	
Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan,

Pantry, Storage, Soaking Tub

Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full
Exterior	
Exterior Features	Private Yard, Storage
Lot Description	Front Yard, Landscaped, Many Trees, Backs on to Park/Green Space, Irregular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	June 25th, 2025
Days on Market	61
Zoning	TN

## **Listing Details**

Listing Office RE/MAX Complete Realty

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