

# \$899,900 - 42 Billy Haynes Trail, Okotoks

MLS® #A2201628

**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,238 sqft  
Residential on 0.19 Acres

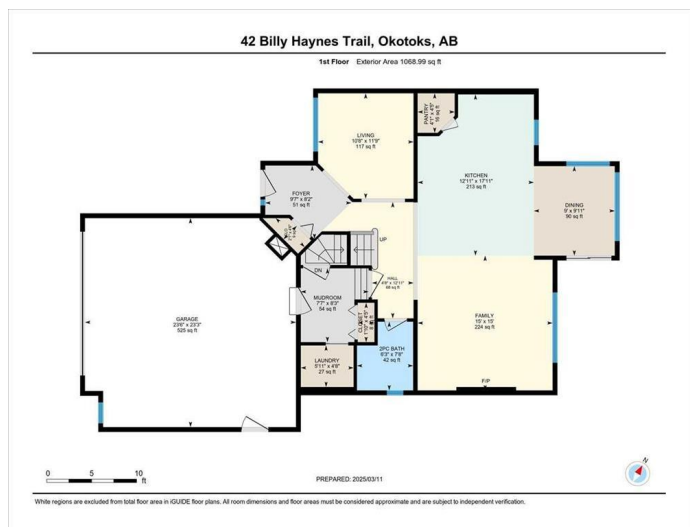
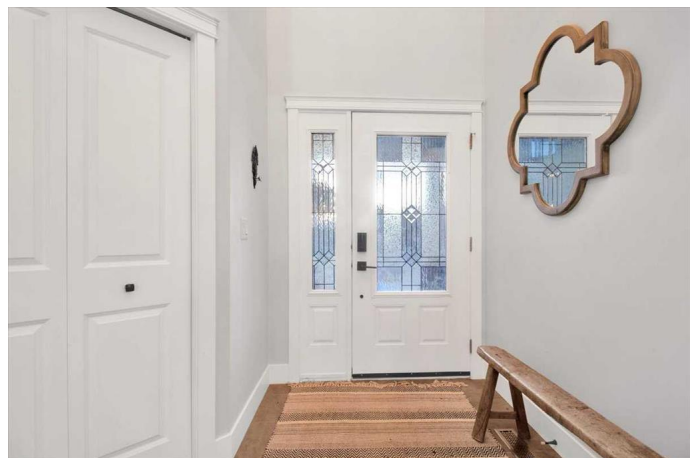
Air Ranch, Okotoks, Alberta

Renovated 4+1 bedroom home on quiet cul-de-sac in West Air Ranch. Entering the home, you'll notice the flex room that's perfect for a home office or music room. Open concept living space with engineered hardwood floor features stunning white kitchen with stainless steel appliances including a gas double oven. Dining area overlooks your almost .2 acre backyard with so much space! Great room features shiplapped/stone fireplace. Upstairs you'll find FOUR bedrooms and the bonus room. Primary bedroom has 4 piece ensuite including double sinks and 4x3 shower. Shared laundry room leads to illegal suite that was originally used for family but is now used as short term rental. Basement features bedroom, 4 piece bathroom and kitchenette (no stove). OVERSIZED garage is insulated, heated and is wired for 220v .

Built in 2006

## Essential Information

MLS® #	A2201628
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,238
Acres	0.19



Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	42 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, Oversized, 220 Volt Wiring
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 1

Zoning TN

### **Listing Details**

Listing Office RE/MAX Complete Realty

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