

# \$1,300,000 - 3 Winters Way, Okotoks

MLS® #A2234292

**\$1,300,000**

5 Bedroom, 4.00 Bathroom, 2,320 sqft

Residential on 0.65 Acres

Air Ranch, Okotoks, Alberta

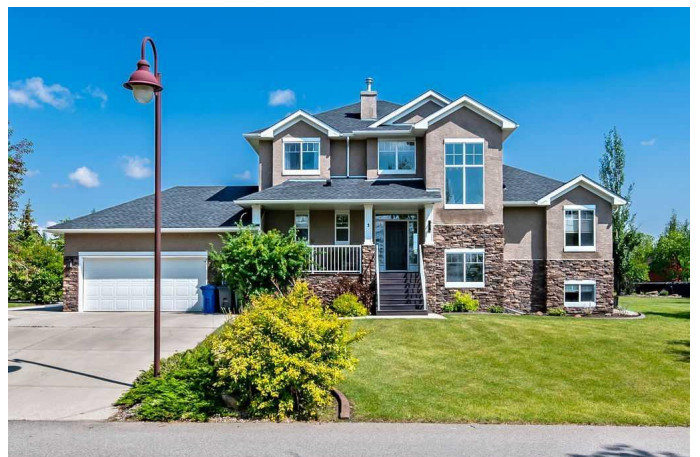
Experience the best of both worlds with this exceptional 5 bedroom two-storey home with over 3400 square ft of developed space situated on a beautifully landscaped .64-acre lot in the exclusive community of Okotoks Air Ranch.

Inside, youâ€™ll 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 highlight of 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€™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	\$1,300,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,320
Acres	0.65
Year Built	2006
Type	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, Soaking Tub, Storage
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Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
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	Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	4
Zoning	TN

## Listing Details

Listing Office	RE/MAX Complete Realty
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