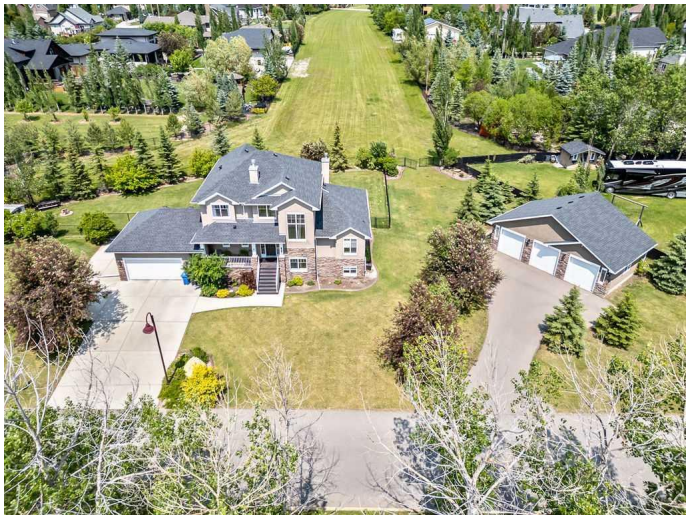
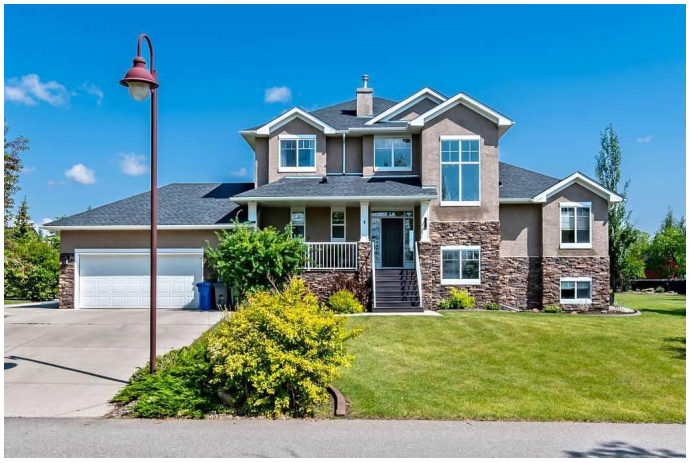
$1,300,000 - 3 Winters Way, Okotoks

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 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€™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

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	41
Zoning	TN

Listing Details

Listing Office	RE/MAX Complete Realty

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