



GRASSROOTS
REALTY GROUP

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**34 Billy Haynes
Okotoks, Alberta**

MLS # A2348642



\$915,000

Division:	Air Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,461 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Oversized, Work Shop		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cleared, Cul-De-Sac, Landscaped, Lawn, Level, No Back Lane, No Fences		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 113
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters		

Inclusions: none

Welcome to 34 Billy Haynes Trail, an impressive bungalow tucked away on a quiet cul-de-sac in the prestigious Air Ranch community. Set on an oversized 8,105 sq. ft. lot with an exceptional 88+ ft. width at the rear, this beautifully maintained home offers space, privacy, and an outstanding lifestyle just steps from scenic walking and biking paths, nearby lakes and parks, and a short walk to Crystal Ridge Golf Course. Offering 4 bedrooms, 3 full bathrooms, and a fully developed lower level, this inviting residence is defined by its open-concept design, soaring vaulted ceilings, and abundance of windows that flood the interior with natural light. A spacious front foyer with double closets welcomes you inside, while an adjacent home office with large south-facing windows provides an ideal setting for working from home. The heart of the residence is the expansive kitchen, dining, and living area, where impressive vaulted ceilings create an airy sense of space. The chef-inspired kitchen features light wood shaker cabinetry, updated quartz countertops, ceramic tile backsplash, a generous corner pantry, and an oversized quartz island—perfect for casual dining and entertaining. The adjoining dining area enjoys beautiful backyard views, while the spacious living room is anchored by a built-in gas fireplace with stone surround and mantle, creating a warm and inviting focal point. Step outside to discover a private and beautifully landscaped backyard retreat. The oversized lot widens to more than 88 feet across the rear, providing exceptional outdoor space and privacy. The expansive deck offers plenty of room for summer dining and BBQs, while the large spa hot tub provides the perfect place to relax year-round. The main level continues with a conveniently located laundry room near the garage and a generously sized secondary bedroom with an adjacent full

bathroom. Privately positioned, the spacious primary retreat easily accommodates a king-sized bed and features its own ensuite complete with ceramic tile flooring, a large soaker tub with tiled surround, and peaceful views overlooking the backyard. The fully developed lower level significantly expands the home's living space. Finished with laminate flooring throughout, it features an expansive recreation and entertainment area complete with a wet bar, built-in cabinetry, and additional storage—ideal for movie nights, games, or hosting family and friends. Two additional large bedrooms and a full bathroom complete the lower level. Completing the property is an oversized, fully insulated and heated garage—an exceptional space for the hobbyist or handyman. Outfitted with extensive built-in cabinetry and workbenches, it offers excellent functionality for parking, projects, and additional storage. A rare opportunity to own a beautifully appointed bungalow in one of the area's most distinctive communities—just minutes from golf, pathways, parks, and everyday amenities. This home delivers a great mix of comfort, space & Lifestyle.