



Class: Detached
 Type: Detached
 Style: 2 Storey
 Year Built: 2005
 LINC #: [0030457691](#)
 Legal Plan: 0411351 Blk: 4 Lot: 20

Area: Okotoks
 Nearest Town:
 Community: Westmount_OK OKWSM
 Postal Code: T1S 2J3
 Condo Type: Not a Condo
 Possession: 30/Negotiable

Land Use: R1 New Hm:
 Title to Land: Fee Simple Tax Amt/Yr: \$3,871/2017
 Conform Rpt: HOA: No
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way

COME VIEW THE 3D TOUR for this immaculate, fully finished home, backing to green space. Plenty of curb appeal with the landscaped front yard & new shingles. Beyond the front porch is a spacious entrance. Note the 9ft ceilings. A flex room overlooks the porch. The living room has a cozy gas fireplace. The huge dining nook is next to the fabulous kitchen which has masses of countertop space, a dual height breakfast bar & an upgraded refrigerator & dishwasher. A separate laundry room & a half bath complete this level. Upstairs, the master bedroom has a large walk in closet & a 5 piece en-suite, whilst bedrooms 2 & 3 (one has a walk-in closet) share the family bathroom. The bonus room has a bay window & vaulted ceiling. Newer carpeting & Hunter Douglas blinds - there's no shortage of upgrades here! The basement features a massive living/recreation room, an informal bedroom, a half bathroom & a hobby/storage room with a dog-wash sink! Watch the kids play out on the green space behind & they can walk to school.

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 9 F/H Baths: 2/2						
Den	3.6X2.7	11'9"X8'9"	M	Living Rm	4.6X4.4	15'0"X14'7"	M	2P	3P	4P	5P	6P		
Kitchen	5.4X4.4	17'10"X14'7"	M	Bkfst Nook	3.8X1.8	12'4"X6'0"	M	Baths:	2	0	1	0	0	
Laundry	1.9X1.9	6'3"X6'1"	M	Bonus	5.8X4.3	18'11"X14'0"	U	EnSt Bth:	0	0	0	1	0	
Mstr Bed	4.5X4.2	14'10"X13'10"	U	Bedroom	3.6X2.9	11'9"X9'7"	U	Level	Mtr2:		Sq Ft			
Bedroom	3.5X3.0	11'4"X9'11"	U	Bedroom	3.5X2.3	11'4"X7'6"	B	Main:	96.62	1,040				
Hobby Rm	4.9X2.4	16'2"X7'9"	B	Rec Rm	4.6X4.3	15'0"X14'1"	B	Upper:	114.18	1,229				
Family Rm	5.1X4.2	16'8"X13'8"	B					Above Grade:						
								Lower:						
								Below Grade:	69.58	749				
								Total A.G.	210.80	2,269				

Property Information

Basement: Full-Fully Finished
 Suite: Suite - None
 Construction: Wood Frame
 Foundation: Concrete
 Exterior: Cedar, Stone, Vinyl
 Roof Type: Asphalt Shingles
 Front Exp: North
 Parking: 4/Double Garage Attached
 Features: Ceiling 9 ft., Deck, Dog Run-Fenced In, No Smoking Home, Porch, Programmable Thermostat, Sprinkler System-Underground, Vaulted Ceiling, Windows - Vinyl

Heating: Forced Air-1
 Fin FP/Rgh-In: 1
 Lot Shape: Rectangular
 Lot Sq M: 0.00 m2
 Frntg X Depth: 13.43x33.52
 Flooring: Carpet, Ceramic Tile, Linoleum

Fuel: Natural Gas
 Fuel: Gas Only

Site Influences: Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
 Goods Included: Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings-All
 Goods Excluded: Contact listing agent for full list of included and excluded items.
 HOA Fee Incl:

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).