



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Westmount_OK OKWSM
Year Built:	2009	Postal Code:	T1S 0E1
LINC #:	0032767014	Condo Type:	Not a Condo
Legal Plan:	0714962	Possession:	60/Negotiable
	Blk: 5	Lot: 55	

Land Use:	R1	New Hm:		Tax Amt/Yr:	\$4,213/2017
Title to Land:	Fee Simple			Local Imp Amt:	0
Conform Rpt:				HOA:	No
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way			Condo Fee:	

COME SEE THE 3D TOUR of this pristine & very upgraded air conditioned home, that backs to green space & offers stunning views across town. Close to schools & great shopping! The exposed aggregate driveway is bordered by a landscaped front yard. Inside the home, you'll find 9ft ceilings, hardwood laid at an angle & upgraded Hunter Douglas blinds. All kitchen/bathroom countertops are granite. The main floor features a den & a large dining room. The kitchen has countertops galore, a raised breakfast bar, stainless steel LG appliances, extended height cabinetry with lighting beneath & a deep pantry. The views are tremendous, be that from the kitchen, the breakfast nook or the cozy living room with its feature gas fireplace. Upstairs, you'll find 4 excellent bedrooms, the master with a sumptuous 5 pc en-suite & the others sharing a 4 pc bathroom. The vaulted bonus room & master both offer splendid views. The fenced rear yard is a delight with open views, a spacious deck, a patio & a gas BBQ tap. Make it yours!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 4/4 Rms Abv: 10 F/H Baths: 2/1					
Dining Rm	3.7X3.1	12'11"X10'3"	M	Den	3.3X3.1	10'10"X10'0"	M		2P	3P	4P	5P	6P
Living Rm	5.2X4.1	17'0"X13'4"	M	Kitchen	3.9X3.6	12'8"X11'11"	M	Baths:	1	0	1	0	0
Bkfst Nook	4.1X3.1	13'5"X10'3"	M	Bonus	4.3X4.1	14'0"X13'5"	U	EnSt Bth:	0	0	0	1	0
Mstr Bed	4.6X4.4	15'1"X14'6"	U	Bedroom	3.3X3.0	10'11"X9'11"	U	Level					
Bedroom	3.6X3.2	11'11"X10'5"	U	Bedroom	3.6X3.2	11'11"X10'5"	U	Main:	115.76		1,246		
								Upper:	121.52		1,308		
								Above Grade:					
								Lower:					
								Below Grade:					
								Total A.G.	237.27		2,554		

Property Information

Basement:	Full-Unfinished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:	1	Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Pie Shaped		
Foundation:	Concrete	Lot Sq M:	0.00 m2		
Exterior:	Stone, Vinyl	Frntg X Depth:	12.57x33.48		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	Southwest				
Garage Dim:	22'0" x 22'10"				
Parking:	4/Double Garage Attached				
Features:	Air Conditioning-Central, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Patio, Porch, Programmable Thermostat, Sprinkler System-Underground, Vaulted Ceiling, Windows - Vinyl				
Site Influences:	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Rolling Land, Schools, Shopping Nearby, View, View City				
Goods Included:	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, 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. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).