



Class: Detached Area: Okotoks  
 Type: Detached Nearest Town:  
 Style: 2 Storey Community: Sheep River Ridge OKSPR  
 Year Built: 1999 Postal Code: T1S 1T8  
 LINC #: [0027774330](#) Condo Type: Not a Condo  
 Legal Plan: 9813518 Blk: 6 Lot: 210 Possession: 60/Negotiable

Land Use: R1 New Hm: Tax Amt/Yr: \$2,935/2016  
 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:

Outstanding value in this family friendly cul-de-sac. Pie shaped lot. No neighbours behind & wide open views. Many recent years updates, including the furnace (2013), kitchen (2012) & vinyl plank flooring on the main level (2017). Spacious entrance leads to the bright trio of living spaces. The living room has a cozy gas fireplace. The renovated kitchen has a corner pantry & is open plan with the dining nook, both of which overlook the beautifully landscaped south facing yard, which also has a private, screened, hot tub area. A half bath & laundry area complete this level of the home. Upstairs, the bonus room offers lovely views to the north of town. The master bedroom has a walk-in closet & a 4 pc en-suite. Bedrooms 2 & 3 share the 4 pc family bathroom. The basement has a huge recreation/family room & an informal guest room that would also work well as a den. The garage is dry-walled and insulated. It is heated & offers excellent built in storage & a man door to the rear yard. COME VIEW THE 3D TOUR NOW!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 7 F/H Baths: 2/1						
Living Rm	5.2X3.3	17'0"X10'10"	M	Dining Rm	3.1X2.2	10'0"X7'1"	M	2P	3P	4P	5P	6P		
Kitchen	3.6X3.1	11'10"X10'0"	M	Bonus	4.0X3.6	13'0"X11'8"	U	Baths:	1	0	1	0	0	
Mstr Bed	3.6X3.6	11'11"X11'8"	U	Bedroom	3.3X2.7	10'8"X8'11"	U	EnSt Bth:	0	0	1	0	0	
Bedroom	2.7X2.7	8'11"X8'11"	U	Bedroom	3.2X2.6	10'5"X8'5"	B	Level	Mtr2:		Sq Ft			
Rec Rm	8.2X4.4	26'9"X14'4"	B					Main:	51.10	550				
								Upper:	78.78	848				
								Above Grade:						
								Lower:						
								Below Grade:						
								Total A.G.	129.88	1,398				

Property Information

Basement: Full-Fully Finished 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: Vinyl Frntg X Depth: 7.25x34.75  
 Roof Type: Asphalt Shingles Flooring: Carpet, Laminate Flooring, Linoleum  
 Front Exp: North  
 Garage Dim: 20'1" x 23'11"  
 Parking: 4/Double Garage Attached, Insulated, Heated  
 Features: Deck, No Smoking Home, Porch, Programmable Thermostat, Sprinkler System-Underground, Windows - Vinyl  
 Site Influences: Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Rolling Land, Schools, Shopping Nearby, View  
 Goods Included: Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, 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. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).