



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Air Ranch OKTAR
Year Built:	2009	Postal Code:	T1S 0L2
LINC #:	<a href="#">0032975527</a>	Condo Type:	Bare Land
Legal Plan:	0810207	Possession:	60/Negotiable
	Blk:	Lot:	
Land Use:	R-NAR	New Hm:	
Title to Land:	Fee Simple	Tax Amt/Yr:	\$6,410/2017
Conform Rpt:	2017/Real Property Report With Compliance	Local Imp Amt:	
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way	HOA:	No
		Condo Fee:	50/Monthly

This air-conditioned, former showhome has great curb appeal & terrific mountain views. An exposed aggregate driveway leads to the triple garage, which has in-floor heat! The large den overlooks the front verandah. Elegant hardwood flooring runs through the formal dining room & the living room with its cozy gas fireplace. The dining nook is huge & the kitchen features marble counters, upgraded cabinetry & appliances & a walk through pantry. Upstairs, double doors lead into a spacious master retreat with a 5 pc en-suite & a stunning walk-in closet! The other 2 bedrooms each have their own bathroom, (one being en-suite). There's also a vaulted bonus room & a laundry room. The fully permitted basement development has in-floor heat throughout a terrific living area, wet bar & a cheater en-suite bathroom that's adjacent to a huge 4th bedroom. There's also a 5th bedroom/hobby room. Huge yard features a low maintenance deck, a fabulous custom-built fireplace, a sprinkler system & shed. 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: 3/5 Rms Abv: 10 F/H Baths: 4/1					
Den	3.5X2.9	11'5"X9'7"	M	Dining Rm	3.6X3.0	11'9"X9'8"	M		2P	3P	4P	5P	6P
Living Rm	4.2X4.2	13'10"X13'9"	M	Bkfst Nook	3.3X2.7	10'11"X9'0"	M	Baths:	1	0	1	0	0
Kitchen	4.2X3.8	13'10"X12'4"	M	Bonus	4.6X3.8	14'11"X12'4"	U	EnSt Bth:	0	1	1	1	0
Mstr Bed	4.3X3.7	14'1"X12'2"	U	Bedroom	3.6X3.1	11'11"X10'0"	U	Level	Mtr2:		Sq Ft		
Bedroom	3.6X3.0	11'8"X9'11"	U	Laundry	2.2X1.8	7'1"X5'11"	U	Main:	117.71	1,267			
Bedroom	5.1X4.8	16'8"X15'10"	B	Bedroom	4.0X2.4	13'3"X7'9"	B	Upper:	127.93	1,377			
Family Rm	4.2X4.0	13'11"X13'2"	B	Rec Rm	4.0X2.8	13'3"X9'4"	B	Above Grade:					
Other	2.9X2.7	9'5"X9'0"	B					Lower:					
								Below Grade:	80.27	864			
								Total A.G.	245.64	2,644			

Property Information

Basement:	Full-Fully Finished	Heating:	Forced Air-1, In Floor Heat System	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:	1	Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Irregular		
Foundation:	Concrete	Lot Sq M:	842.00 m2		
Exterior:	Stone, Stucco	Frntg X Depth:	21.43x42.52		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	East				
Garage Dim:	32'0" x 22'0"				
Parking:	6/Triple Garage Attached, Heated				
Features:	Air Conditioning-Central, Ceiling 9 ft., Deck, Fire Pit, No Smoking Home, Porch, Programmable Thermostat, Sprinkler System-Underground, Vaulted Ceiling, Windows - Vinyl				
Site Influences:	Estate Property, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Air Strip, Schools, Shopping Nearby, View Mountain				
Goods I Included:	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings-All				
Goods Excluded:	Contact listing agent for full list of included and excluded items.				
HOA Fee Incl:					

Condo Information

Condo Name:	Z-name Not Listed	Condo Type:	Bare Land	Floor #:	
Mgmt Co/Phone:	Peka Property Mgmt/403-678-6162	Prk Plan Type:	Attached Garage	End Unit:	
Legal Desc:	0810207:9:UF 156	Park Stall #:		Unit Exposure:	
Legal Park Desc:		Storage Type:	In Unit	Balcony:	
Legal Stor Desc:		Locker #:		In-Suite Laundry:	
Total Units:	69			Reg Size:	842.380/9,067
Post Tension:				Reg Size Includes:	Land
Condo Fee:	\$50/Monthly				
Fee Included:	Insurance, Professional Management				
Amenities:					
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way				

Agent & Office Information

List Firm:	RE/MAX IREALTY INNOVATIONS
Ownersh:	Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).