



Class: Detached  
 Type: Detached  
 Style: 2 Storey  
 Year Built: 2012  
 LINC #: [0032975618](#)  
 Legal Plan: 0810207 Blk: Lot: 18  
 Area: Okotoks  
 Nearest Town:  
 Community: Air Ranch OKTAR  
 Postal Code: T1S 0G6  
 Condo Type: Bare Land  
 Possession: 30/Negotiable

Land Use: R-NAR New Hm: Tax Amt/Yr: \$6,835/2017  
 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: 50/Monthly

Upgrades galore! There's not enough room here to do this justice – find out MUCH more & explore the 3D TOUR by clicking the multimedia/virtual tour button NOW! At nearly 2,700sf above grade & over 3,500sf developed overall, this 5 bedroom home (4 up) offers all the space you'll need. The extras start before you even enter, with the wide, sweeping driveway enabling easy turning for the massive triple attached garage. The exposed aggregate front steps & the custom door indicate estate level finishing, a sense underlined by the quarter sawn white oak & heated tile flooring. Beyond the spacious dining room (or outstanding office), the kitchen is a chef's dream, with high end appliances, soapstone countertops & a custom baking station with a quartz countertop & much more besides! The dining nook is huge & both it & the living room (with a white oak & Calacatta marble fireplace) offer outstanding mountain views. I'm out of space & I haven't even described the upper level or the basement – VISIT THE 3D TOUR NOW!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 4/5 Rms Abv: 10 F/H Baths: 3/1						
Dining Rm	4.7X3.7	15'5"X12'0"	M	Living Rm	5.2X4.3	17'0"X14'0"	M	2P	3P	4P	5P	6P		
Bkfst Nook	4.0X1.8	13'0"X6'0"	M	Kitchen	5.3X4.9	17'3"X16'0"	M	Baths:	1	0	1	1	0	
Den	2.0X1.9	6'6"X6'4"	M	Laundry	3.0X1.9	9'11"X6'1"	U	EnSt Bth:	0	0	0	0	1	
Mstr Bed	4.8X4.0	15'10"X13'0"	U	Bedroom	3.8X3.2	12'7"X10'5"	U	Level	Mtr2:		Sq Ft			
Bedroom	3.6X3.0	11'11"X9'11"	U	Bedroom	4.3X3.1	14'0"X10'0"	U	Main:	125.88	1,355				
Bedroom	3.9X3.6	12'8"X11'9"	B	Family Rm	4.7X4.0	15'3"X13'0"	B	Upper:	122.82	1,322				
Rec Rm	6.5X4.3	21'4"X14'3"	B					Above Grade:						
								Lower:						
								Below Grade:	82.87	892				
								Total A.G.	248.70	2,677				

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: 0.00 m2  
 Exterior: Stone, Stucco Frntg X Depth: 24.34x42.5  
 Roof Type: Asphalt Shingles Flooring: Carpet, Ceramic Tile, Hardwood  
 Front Exp: East  
 Garage Dim: 24'0" x 41'0"  
 Parking: 6/Triple Garage Attached, Insulated, Over Sized  
 Features: Ceiling 9 ft., Deck, No Smoking Home, Patio, Porch, Programmable Thermostat, Sprinkler System-Underground, Windows - Vinyl  
 Site Influences: Estate Property, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, View, View Mountain  
 Goods Included: Dishwasher-Built-In, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Built-In, Refrigerator, Stove-Countertop Gas, Vacuum System  
 Attachments, Vacuum Systems, Water Softener, Window Coverings-All, Wine/Beverage Cooler  
 Goods Excluded: Contact listing agent for complete 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 Ltd/403-454-3050 Prk Plan Type: End Unit:   
 Legal Desc: 0810207;18;UF 156 Park Stall #: Unit Exposure: E, N, S, W  
 Legal Park Desc: Storage Type: In Unit Balcony:   
 Legal Stor Desc: Locker #: In-Suite Laundry:   
 Total Units: Reg Size: 886.330/9,540  
 Post Tension: Reg Size I Includes: Land  
 Condo Fee: \$50/Monthly  
 Fee Included: Professional Management, Reserve Fund Contributions  
 Amenities:  
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS List Date: 05/11/2018  
 Ownershp: Private  
 Exclusion/SRR: No/No

Printed: 05/15/2018

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