



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
 Suite: Suite - None
 Construction: Wood Frame
 Foundation: Concrete
 Exterior: Stone, Stucco
 Roof Type: Asphalt Shingles
 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:

Heating: Forced Air-1, In Floor Heat System
 Fin FP/Rgh-In: 1
 Lot Shape: Irregular
 Lot Sq M: 0.00 m2
 Frntg X Depth: 24.34x42.5
 Flooring: Carpet, Ceramic Tile, Hardwood

Fuel: Natural Gas
 Fuel: Gas Only

Condo Information

Condo Name: Z-name Not Listed
 Mgmt Co/Phone: PEKA Property Mgmt Ltd/403-454-3050
 Legal Desc: 0810207;18;UF 156
 Legal Park Desc:
 Legal Stor Desc:
 Total Units:
 Post Tension:
 Condo Fee: \$50/Monthly
 Fee Included: Professional Management, Reserve Fund Contributions
 Amenities:
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way

Condo Type: Bare Land
 Prk Plan Type:
 Park Stall #:
 Storage Type: In Unit
 Locker #:

Floor #:
 End Unit:
 Unit Exposure: E, N, S, W
 Balcony:
 In-Suite Laundry:
 Reg Size: 886.330/9,540
 Reg Size Includes: Land

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private
 Exclusion/SRR: No/No

List Date: 05/11/2018

Printed: 05/15/2018

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