



Class: Detached Area: Okotoks
 Type: Detached Nearest Town:
 Style: Bungalow Community: Air Ranch OKTAR
 Year Built: 2006 Postal Code: T1S 2N9
 LINC #: [0031528137](#) Condo Type: Bare Land
 Legal Plan: 0610251 Blk: Lot: 4 Possession: 45/Negotiable

Land Use: R-1NAR New Hm: Tax Amt/Yr: \$3,996/2016
 Title to Land: Fee Simple Local Imp Amt: 0
 Conform Rpt: HOA: No
 Restrictions: Restrictive Covenant-Building Design/Size, Condo Fee: 50/Monthly
 Utility Right Of Way

Beautiful, spacious bungalow backing to mature trees & located in a quiet cul-de-sac in sought after Air Ranch. To the front of the home is a large den/bedroom with a double closet. Towards the rear of the home you'll find vaulted ceilings & a large kitchen & dining nook overlooking the private rear yard. The living room has a stylish fireplace surrounded by windows. The master suite is spacious with a 4-pc en-suite & a walk-in closet. Adjacent to the master are the 4-pc family bathroom & a good sized second bedroom. The laundry room, which has built-in storage, completes this level. The lower level is fully developed with a recreation room & a large family room complete with a wet bar. There are 2 excellent bedrooms & a contemporary 3-pc bathroom. You'll adore the huge, pie shaped, rear yard, backing to trees, with its sprinkler system, large deck & luxurious swim spa. There's an over-sized garage & an extended length driveway too! Come see the 3D TOUR - click the Multimedia/Virtual Tour button.

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 2/4 Rms Abv: 6 F/H Baths: 3/0						
Living Rm	4.5X4.2	14'10"X13'8"	M	Kitchen	3.9X3.1	12'8"X10'2"	M	2P	3P	4P	5P	6P		
Bkfst Nook	3.9X2.9	12'10"X9'5"	M	Den	3.2X3.1	10'4"X10'0"	M	Baths:	0	1	1	0	0	
Mstr Bed	4.1X4.0	13'6"X13'0"	M	Bedroom	3.4X2.8	11'0"X9'1"	M	EnSt Bth:	0	0	1	0	0	
Family Rm	7.2X4.9	23'9"X16'2"	B	Rec Rm	5.0X4.8	16'5"X15'9"	B	Level	Mtr2:		Sq Ft			
Bedroom	4.7X3.2	15'4"X10'7"	B	Bedroom	3.7X3.2	12'3"X10'6"	B	Main:	134.71		1,450			
								Upper:						
								Above Grade:						
								Lower:						
								Below Grade:	99.59		1,072			
								Total A.G.	134.71		1,450			

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: 753.00 m2
 Exterior: Stone, Stucco Frntg X Depth: 7.67x45.95
 Roof Type: Asphalt Shingles Flooring: Carpet, Ceramic Tile, Laminate Flooring
 Front Exp: South
 Garage Dim: 23'0" x 23'0"
 Parking: 6/Double Garage Attached, Insulated, Over Sized
 Features: Deck, No Smoking Home, Porch, Programmable Thermostat, Sprinkler System-Underground, Vaulted Ceiling, Windows - Vinyl
 Site Influences: Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Private Air Strip, Private Setting, Schools, Treed Lot
 Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Stove-Electric, 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: First Service Residential/403-299-1810 Prk Plan Type: Attached Garage End Unit:
 Legal Desc: 0610251;4;UF 428 Park Stall #: Unit Exposure: NW, SE
 Legal Park Desc: Storage Type: Balcony:
 Legal Stor Desc: Locker #: In-Suite Laundry:
 Total Units: Reg Size: /
 Post Tension: Reg Size Includes:
 Condo Fee: \$50/Monthly
 Fee Included: Landscape and Snow Removal, 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
 Ownershp: Private

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