



Class: Detached Area: Okotoks
 Type: Detached Nearest Town:
 Style: Bungalow Community: Tower Hill OKTHL
 Year Built: 1980 Postal Code: T1S 1C7
 LINC #: [0010935824](#) Condo Type: Not a Condo
 Legal Plan: 7910629 Blk: 5 Lot: 66 Possession: 60/Negotiable

Land Use: R1 New Hm: Tax Amt/Yr: \$2,341/2017
 Title to Land: Fee Simple Local Imp Amt: 0
 Conform Rpt: HOA: No
 Restrictions: Easement Registered On Title, Utility Right Of Way Condo Fee:

COME VIEW THE 3D TOUR of this updated north side bungalow that backs to walking paths. Recent additions include new vinyl siding & shingles, many new vinyl windows, a high efficient furnace, a new hot water tank, new laminate & tile flooring & a feature stone wall surrounding the wood burning fireplace in the spacious living room. The living room is adjacent to the well proportioned dining area, beyond which are the kitchen & breakfast nook. The main floor also features a master bedroom with a 2 pc en-suite, 2 further good sized bedrooms & a 4 pc family bathroom. Downstairs, you'll find a large, informal bedroom & a great storage/hobby room, the laundry area & scope for further development. The front yard is beautifully landscaped with mulched borders, mature trees & a private deck. The fully fenced rear yard has a hot tub, a shed & space for the kids to play. The driveway accommodates two vehicles or even an RV & another vehicle. Walk-able to the Rec centre & local schools, add this one to your list!

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: 1/1 | | | | | |
|------------|---------|--------------|-------|-----------|---------|--------------|-------|---|--------|----|-------|----|----|
| Living Rm | 4.9X4.0 | 15'11"X13'3" | M | Dining Rm | 3.3X2.5 | 10'11"X8'3" | M | | 2P | 3P | 4P | 5P | 6P |
| Bkfst Nook | 2.6X1.6 | 8'6"X5'3" | M | Kitchen | 3.0X2.6 | 9'11"X8'6" | M | Baths: | 0 | 0 | 1 | 0 | 0 |
| Mstr Bed | 3.7X3.3 | 12'0"X10'8" | M | Bedroom | 3.1X2.4 | 10'2"X8'0" | M | EnSt Bth: | 1 | 0 | 0 | 0 | 0 |
| Bedroom | 3.1X2.4 | 10'2"X8'0" | M | Bedroom | 6.7X3.8 | 21'11"X12'7" | B | Level | Mtr2: | | Sq Ft | | |
| Hobby Rm | 4.4X3.6 | 14'4"X11'11" | B | | | | | Main: | 102.75 | | 1,106 | | |
| | | | | | | | | Upper: | | | | | |
| | | | | | | | | Above Grade: | | | | | |
| | | | | | | | | Lower: | | | | | |
| | | | | | | | | Below Grade: | 39.11 | | 421 | | |
| | | | | | | | | Total A.G. | 102.75 | | 1,106 | | |

Property Information

Basement: Full-Partly Finished Heating: Forced Air-1 Fuel: Natural Gas
 Suite: Suite - None Fin FP/Rgh-In: 1 Fuel: Wood Only
 Construction: Wood Frame Lot Shape: Irregular
 Foundation: Concrete Lot Sq M: 0.00 m2
 Exterior: Vinyl Frntg X Depth: 16.41x33.49
 Roof Type: Asphalt Shingles Flooring: Carpet, Ceramic Tile, Laminate Flooring
 Front Exp: West
 Parking: 2/2 Outdoor Stalls, RV Parking
 Features: Deck, No Smoking Home, Programmable Thermostat, Sprinkler System-Underground, Windows - Vinyl
 Site Influences: Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby
 Goods I ncluded: Dryer, Fan-Ceiling, Hot Tub, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings-All
 Goods Excluded: Contact listing agent for full list of included and excluded items.
 HOA Fee I ncl:

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

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