

**173 Woodhaven Drive  
Okotoks, Alberta**

**MLS # A2228998**

# \$599,900



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Woodhaven   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,167 sq.ft.  | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Irregular Lot, Landscaped, Street Lighting |               |                   |

|                    |                                    |                   |    |
|--------------------|------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame           | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, No Smoking Home |                   |    |

**Inclusions:** N/A

**\*\*OPEN HOUSE\*\*** Saturday July 19, 12-2pm! **HUGE PRICE REDUCTION!** Welcome to this gorgeous fabulous raised bungalow on a large corner lot, that has views over the Sheep River escarpment. The floorplan on this home is ideal for multi generational living or for a home run business as the main living areas are on the upper floor. On the entrance level is huge family room with a gas fireplace with brick surround, this room has a lovely bay window that overlooks the front yard. On this level is a large bedroom #4 or home office and a half bath. Completing this floor is a large laundry room with sink and built in cabinets and a den space. On the upper level is huge living/dining room with lovely hardwood floors. The kitchen/eating area has lots of cabinets, a pantry and a great nook area with doors leading onto the deck. Relax on the deck and enjoy the far reaching views towards the Sheep River Valley. On this level there are 3 good sized bedrooms, the primary bedroom features a 3 piece ensuite with tiled shower and a walk in closet. The other 2 bedrooms both have bay windows and one has a built in desk. A 4 piece bathroom completes this level. The fabulous yard features mature trees, a huge block patio with firepit, flower beds and lawned areas - plenty of play space for the family or pets! View 3D/Multi Media/Virtual Tour!