

30 Ardiel Drive
Okotoks, Alberta

MLS # A2239018



\$549,900

Division:	Rosemont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,071 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: Fridge in basement

Don't miss this one... 30 Ardiel Drive is a nicely updated 4-level split on a large lot in the established community of Rosemont. This wonderful home has been lived in by the same family since it was built, and it's been lovingly maintained and updated over the years. Main floor highlights include gorgeous hardwood floors and an updated kitchen with granite countertops and space for a breakfast nook. The generous living room and dining room benefit from the natural light coming through the large east and west facing windows. The upper level features a spacious primary bedroom with the same beautiful hardwood flooring, as well as a good-sized second bedroom and a four-piece family bathroom. The lower level showcases a cozy comfortable family room with fireplace surrounded by built-in cabinets. There's also a third bedroom and a three-piece bathroom on this level. The basement level is unfinished and offers plenty of storage or space for further development. The west-facing backyard with its wood deck is accessed from the kitchen and it is huge, you just don't find space like this in new developments, plenty of space for your kids to play or to relax with friends. Finally, there is the oversized double garage, plenty of space for your biggest vehicles and further storage. All of this on a quiet street in beautiful Rosemont, in the heart of Okotoks with easy access to everything you need. Don't miss your chance to check this one out.