

48168 402 AV W

W: 5 R: 1 T: 20 S: 16 Q: Southwest



Class: Detached
Type: Detached
Style: Bi-Level
Year Built: 1970
LINC #: [0033442971](#)
Legal Plan: 0813838 **Blk:** 1 **Lot:** 2
Area: Rural Foothills County
Community: None 8888
Postal Code: T1S 1A1
Condo Type: Not a Condo
Possession: 60/Negotiable

Land Use: CR **New Hm:** **Tax Amt/Yr:** \$3,110/2019
Title to Land: Fee Simple **Local Imp Amt:**
Conform Rpt: **HOA:** No
Restrictions: Utility Right Of Way **Condo Fee:**

Outstanding value here, for this 8+ acre property that is super convenient for the best of Okotoks' shopping & yet is situated on a quiet road in a peaceful setting that offers lovely views in all directions. Fenced & cross fenced, you'll find a nice set up for horses, including a very large horse shelter. Storage galore (over 2,200sf) in the Quonset that has power/lights. Your new home is a 1567 sf bi level that has been significantly updated by the current owners. Both bathrooms renovated. The spacious kitchen now has quartz countertops, newer stainless steel appliances & a gas stove. The dining area is huge, as is the cozy living room with its fireplace & beautiful views. All 3 bedrooms are great sizes, with the child bedrooms having built in desks. A laundry room completes the main level. The basement has a large family room/den & plenty of space for storage or future development. Many new windows. High efficiency furnace. Brand new hot water tank. Radon fan installed too! COME VIEW THE 3D TOUR NOW!

Directions: From Okotoks, go West on Highway 7 to 48 St (Little Rock), then turn left (South) for 1 mile to 402 Ave and turn right (West) for half a mile. Property is on the right (North) side of the road. Easy to find.

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 7 F/H Baths: 2/0					
Kitchen	3.6X3.5	11'8"X11'7"	M						
Room Type	Dim/M	Dim/Ft	Level	2P	3P	4P	5P	6P	
Dining Rm	4.5X3.3	14'8"X10'10"	M	Baths:	0	1	1	0	0
Living Rm	5.1X4.5	16'7"X14'10"	M	EnSt Bth:	0	0	0	0	0
Mstr Bed	4.6X3.6	14'11"X11'11"	M	Level	Mtr2:	Sq Ft			
Bedroom	4.3X3.7	14'0"X12'0"	M	Main:	145.58	1,567			
Bedroom	3.8X3.2	12'4"X10'5"	M	Upper:					
Laundry	2.4X2.2	8'0"X7'1"	M	Above Grade:					
Family Rm	5.8X4.2	18'11"X13'8"	B	Lower:					
				Below Grade:	25.36	273			
				Total A.G.	145.58	1,567			

Property Information

Basement: Full-Partly Finished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Vinyl
Roof Type: Asphalt Shingles
Front Exp: South
Garage Dim: 38'6" x 58'9"
Parking: 10/Shop
Features: Deck, No Smoking Home, Programmable Thermostat
Site Influences: Cross Fenced, Fenced, Landscaped, Rolling Land, Shopping Nearby, Sloping Lot, View
Goods Included: Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum System(s), Washer, Water Softener, Window Coverings-All
Goods Excluded: Contact listing agent for full list of included and excluded items.
HOA Fee Incl:

Heating: Forced Air-1
Fin FP/Rgh-In: 1
Lot Shape: Irregular
Lot Sq M: 0.00 m2/ 8.19 Acres
Frrtg X Depth:
Flooring: Laminate Flooring, Linoleum

Fuel: Natural Gas Paid For
Fuel: Gas Only

Rural

911 Address: 48168 402 Ave W
Road Access: Gravel Driveway (to House)
Water Supply: Drilled Well
Water GPM: 7
Depth of Well:
Water Report Yr:
Bus Srvc:
Nearest Town: Okotoks
School District: Foothills School Div
Elem School:
High School:
School Bus:
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Heating Desc: Paid For
Power Desc: Paid For
Phone Desc: Paid
Sewer/Septic: Septic Tank & Field
Yr Sewer Cleaned:

Total Acres: 8.19
Acres Cleared:
Acres Cult:
Acres Pasture:
Acres Fenced: 8.19
Acres Irrigated:
Acres Water Rights:
Acres Leasehold:
Parcels:
LP/Acre: \$76,910.87

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
Ownership: Private