

96129 402 AV W

W: 5 R: 2 T: 20 S: 12 Q: Northeast



Class:	Detached	Area:	Rural Foothills M.D.
Type:	Detached	Community:	None 8888
Style:	Bungalow	Postal Code:	T1S 1A1
Year Built:	1993	Condo Type:	Not a Condo
LINC #:	0018601336	Possession:	/Negotiable 11/01/2018
Legal Plan:	Blk:	Lot:	
Land Use:	A	New Hm:	
Title to Land:	Fee Simple	Tax Amt/Yr:	\$4,313/2018
Conform Rpt:		Local Imp Amt:	0
Restrictions:	Utility Right Of Way	HOA:	No
		Condo Fee:	

COME VIEW THE 3D TOUR & MORE of this walkout bungalow set in 29 serene acres. Fabulous mountain views! Subdivision potential subject to MD approval. Large barn with informal accommodation above. Nice set up for horses. Triple detached garage. Current owners have continually invested in the property. Home features a large living room with a vaulted ceiling & outstanding views to the West. Large country kitchen & dining area. Two decks to enjoy the views, one accessed from the master, which has a 4 piece en-suite. Main level also features 2 child bedrooms, a 4 pc bathroom, a laundry/mud room & a half bathroom. The basement has a large living room, with access to the patio & the included hot tub. The snooker table in the massive recreation room also stays! Two more bedrooms, another 4 pc bathroom & masses of storage complete this level. Manicured yards to the West & South of the home give plenty of space for the kids to play. Totally peaceful & quiet location yet just minutes from Black Diamond & Okotoks!

Directions: From Okotoks, head West on Highway 7 towards Black Diamond. Turn left (South) at 96 St W. Turn right (West) at 402 Ave W. Look for the red barn and my sign by the entrance. Blue plate = 96129 402 Ave W. Easy to find. GPS = 50.688357, -114.151433

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/5 Rms Abv: 7 F/H Baths: 3/1						
Living Rm	4.9X4.6	16'1"X15'0"	M	Dining Rm	4.9X2.8	16'0"X9'4"	M		2P	3P	4P	5P	6P	
Kitchen	4.9X4.0	16'0"X13'1"	M	Laundry	2.6X2.4	8'7"X8'0"	M	Baths:	1	0	2	0	0	
Mstr Bed	4.2X3.9	13'9"X12'10"	M	Bedroom	3.9X2.8	12'10"X9'4"	M	EnSt Bth:	0	0	1	0	0	
Bedroom	3.5X2.9	11'5"X9'6"	M	Family Rm	7.1X4.6	23'2"X15'0"	B	Level	Mtr2:	Sq Ft				
Rec Rm	6.9X4.8	22'6"X15'9"	B	Bedroom	4.0X3.4	13'2"X11'0"	B	Main:	151.90	1,635				
Bedroom	3.0X3.0	9'10"X9'10"	B					Upper:						
								Above Grade:						
								Lower:						
								Below Grade:	95.13	1,024				
								Total A.G.	151.90	1,635				

Property Information

Basement:	Walkout/Walk Up-Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas Paid For
Suite:	Suite - None	Fin FP/Rgh-In:		Fuel:	
Construction:	Wood Frame	Lot Shape:	Other		
Foundation:	Preserved Wood	Lot Sq M:	0.00 m2/ 29.00 Acres		
Exterior:	Stucco	Frntg X Depth:			
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Laminate Flooring		
Front Exp:	East				
Garage Dim:	32'2" x 24'2"				
Parking:	10/Triple Garage Detached, RV Parking				
Features:	Deck, No Smoking Home, Patio, Porch, Programmable Thermostat, Vaulted Ceiling, Windows - Vinyl, Windows - Wood				
Site Influences:	Fenced, Rolling Land, Treed Lot, View, View Mountain				
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hot Tub, Humidifier-Power (Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings-All				
Goods Excluded:	Contact listing agent for full list of included and excluded items.				
HOA Fee Incl:					

Rural

911 Address:	96129 402 Ave W	Heating Desc:	Paid For	Total Acres:	29.00
Road Access:	Gravel Driveway (to House)	Power Desc:	Paid For	Acres Cleared:	
Water Supply:	Drilled Well	Phone Desc:	Paid	Acres Cult:	
Water GPM:	7	Sewer/Septic:	Septic Tank & Field	Acres Pasture:	
Depth of Well:		Yr Sewer Cleaned:		Acres Fenced:	29.00
Water Report Yr:				Acres Irrigated:	
Bus Svc:				Acres Water Rights:	
Nearest Town:	BlackDiamond			Acres Leasehold:	
School District:	Foothills	Jr/Mid Schl:		# Parcels:	
Elem School:		Other School:		LP/Acre:	\$30,168.97
High School:					
School Bus:					
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Agent & Office Information

List Firm:	RE/MAX IREALTY INNOVATIONS
Ownership:	Private

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