

17 WINTERS WY



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Air Ranch OKTAR
Year Built:	2007	Postal Code:	T1S 1W9
LINC #:	<a href="#">0028786812</a>	Condo Type:	Bare Land
Legal Plan:	0110799	Possession:	/Immediate
	Blk:	Lot:	34
Land Use:	R-1AR	New Hm:	
Title to Land:	Fee Simple	Tax Amt/Yr:	\$8,880/2016
Conform Rpt:		Local Imp Amt:	0
Restrictions:	Utility Right Of Way	HOA:	No
		Condo Fee:	55/Monthly

Click the MULTIMEDIA button for full details & a 3D TOUR of this amazing home. Set on a beautifully landscaped 0.6 acre corner lot complete with its own sports-court, you'll find 4,600+ sf of developed space & a 1,600+ sf garage that has 3 front bays & a rear garage/workshop! Rarely does such a large home feel so cozy but the country charm here, makes you want to gather & relax with family & friends! This home flows, from the vaulted entrance, through the family/living rooms with their hardwood flooring & wood burning fireplace & past the enormous dining area to the dream kitchen with its huge walk in pantry. There's also a spacious main floor den. Upstairs, the large master has a gas fireplace, its own balcony & an indulgent en-suite & walk in closet. The generous 2nd & 3rd bedrooms share the 5 pc family bathroom. A loft with a desk & a laundry room complete this level. The basement has a massive family area, two great bedrooms, a bathroom & excellent storage. So many features here - TAKE THE TOUR!  
Directions:

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/5 Rms Abv: 9 F/H Baths: 3/1						
Family Rm	6.4X4.3	21'0"X14'0"	M	Living Rm	6.1X4.6	19'11"X14'11"	M							
Den	4.3X3.6	14'1"X11'11"	M	Dining Rm	5.7X3.7	18'9"X12'3"	M	Baths:	2P	3P	4P	5P	6P	
Kitchen	5.4X4.2	17'9"X13'8"	M	Mstr Bed	5.6X4.6	18'6"X15'0"	U	EnSt Bth:	1	1	0	1	0	
Bedroom	4.3X4.2	14'1"X13'9"	U	Bedroom	4.3X4.2	14'2"X13'11"	U		0	0	0	0	1	
Laundry	3.2X2.4	10'7"X7'11"	U	Rec Rm	8.5X6.2	27'10"X20'2"	B	Level	Mtr2:	Sq Ft				
Bedroom	3.7X3.7	12'2"X12'0"	B	Bedroom	3.7X3.7	12'3"X12'0"	B	Main:	175.03	1,884				
Storage	2.1X2.0	6'11"X6'8"	B					Upper:	146.42	1,576				
								Above Grade:						
								Lower:						
								Below Grade:	108.60	1,169				
								Total A.G.	321.44	3,460				

Property Information

Basement:	Full-Fully Finished	Heating:	Forced Air-2, In Floor Heat System	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:	2	Fuel:	Gas Only, Wood With Log Lighter
Construction:	Wood Frame	Lot Shape:	Irregular		
Foundation:	Concrete	Lot Sq M:	2,445.00 m2/ 0.60 Acres		
Exterior:	Stone, Stucco	Frntg X Depth:			
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	Northeast				
Parking:	9/Quad or More Attached, Insulated, Heated, Over Sized, RV Parking				
Features:	Balcony, Ceiling 9 ft., Deck, Dog Run-Fenced In, No Animal Home, No Smoking Home, Porch, Programmable Thermostat, Sprinkler System-Underground				
Site Influences:	Corner, Estate Property, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Private Air Strip, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, View, View Mountain				
Goods Included:	Compactor, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Opener, Garburator, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Storage Shed, 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:					

Condo Information

Condo Name:	Z-name Not Listed	Condo Type:	Bare Land	Floor #:	
Mgmt Co/Phone:	Self Managed/403-668-9500	Prk Plan Type:		End Unit:	
Legal Desc:	0110799;34;UF 201	Park Stall #:		Unit Exposure:	NE, SW, W
Legal Park Desc:		Storage Type:		Balcony:	
Legal Stor Desc:		Locker #:		In-Suite Laundry:	
Total Units:				Reg Size:	/
Post Tension:				Reg Size I Includes:	
Condo Fee:	\$55/Monthly				
Fee Included:	Reserve Fund Contributions				
Amenities:					
Restrictions:	Utility Right Of Way				

Rural

911 Address:		Heating Desc:		Total Acres:	0.60
Road Access:		Power Desc:		Acres Cleared:	
Water Supply:	Municipal	Phone Desc:		Acres Cult:	
Water GPM:		Sewer/Septic:		Acres Pasture:	
Depth of Well:		Yr Sewer Cleaned:		Acres Fenced:	
Water Report Yr:				Acres Irrigated:	
Bus Srvc:				Acres Water Rights:	
Nearest Town:				Acres Leasehold:	
School District:				# Parcels:	
Elem School:	Dr MG / Good Shepherd	Jr/Mid Schl:	OJ High / JP II		
High School:	Foothills Comp / HTA	Other School:		LP/Acre:	\$1,666,665.00
School Bus:					
Directions:					

Agent & Office Information

List Firm:	RE/MAX IREALTY INNOVATIONS	04/302017
Ownership:	Private	