



ID# 10699

MLS®# C4262676

\$429,900

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STOMPING DOWN FEES

Woodhaven 149 Woodbend Way Okotoks

Single Family
2-Storey
Year Built: 1982



4 Bedrooms



4 Bathrooms



1,950 Square Feet

For additional information on this listing
please call the Listing REALTOR® at:

403-993-1334

Property Highlights

Beautifully UPDATED fully developed home in desirable Woodhaven! LARGE 50'x110' lot w/ MATURE TREES on a QUIET street & SHORT walk to school & playground. HARDWOOD floor through the main level w/ TILE in bathrooms & foyer. Spacious foyer opens to a BRIGHT living & dining room. UPDATED kitchen has pristine white full height cabinetry w/ a large pantry, GRANITE counter, & STAINLESS appliances. Generous family rm w/ wood burning fireplace. Convenient main floor laundry & private 2-pce bath. Upstairs, a great layout w/ a HUGE master suite w/ a big walk-in closet & 3-pce ensuite w/ skylight & BIG shower. Two LARGE kids' rooms plus a 4-pce bath. Finished basement offers an expansive rec room, games rm w/ wet bar & granite counter, a den w/ walk-in closet, 3-pce bath & sauna! NEW hot water tank & ROOF in 2017! High-efficiency furnace; Sump pump...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10699



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-993-1334.

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$429,900

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149 Woodbend Way
Okotoks, AB T1S 1L7

GENERAL DETAILS

Community: Woodhaven
Property Type: Single Family
Style: 2-Storey, detached
Year Built: 1982
of Finished Levels: 3
Sq Ft Above Grade: 1950
Total Dev'pd Sq Ft: 2849
Front Windows Face: South
Back Yard Faces: North

INTERIOR

Bedrooms: 4 total; 3 above grade; 1 below grade
Bathrooms: one 2-piece; two 3-piece; one 4-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	17.7x12.8	5.4x3.9
Dining Room	Main Floor	11.3x10.5	3.45x3.2
Family Room	Main Floor	15.7x14.1	4.8x4.3
Kitchen	Main Floor	12.5x12.1	3.8x3.7
Den	Basement	13.6x10.5	4.15x3.2
Rec Room	Basement	27.9x11.2	8.5x3.4
Games Room	Basement	14.4x7.9	4.4x2.4
Master Bedroom	Upper Floor(s)	14.4x13.9	4.4x4.25
Bedroom	Upper Floor(s)	11.2x10.5	3.4x3.2
Bedroom	Upper Floor(s)	11.5x10.7	3.5x3.25

Basement: full, fully finished
Flooring: hardwood, tile, carpet
Fireplace(s): 1
Fireplace Fuel: Wood Burning
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, electric stove, microwave/hoodfan, washer, dryer, dishwasher, garage opener & controls, storage shed, all window coverings, central vacuum
Interior Features: stainless steel appliances, granite counter, newer roof (under 5 years old), high efficiency furnace, bar/wetbar, skylight, no smoking

EXTERIOR

Exterior Finish: brick, vinyl siding
Foundation: Concrete
Roof: Asphalt
Parking Type: double attached
Total # of Parking Spots: 2
Location Attributes: fenced, fully landscaped, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: deck, landscaped, fully fenced, abundant trees/shrubs
Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	50.0	15.24
Lot Width at Rear:	50.0	15.25
Lot Depth (Average):	110.0	33.53
Lot Area:	5500.4	511

Lot Shape: Rectangular
Property Taxes: \$3381.48, Annual



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