



GRASSROOTS
REALTY GROUP

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12 Robinson Drive
Okotoks, Alberta

MLS # A2319948



\$599,000

Division:	Rosemont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,230 sq.ft.	Age:	1977 (49 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

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

Inclusions: GARDEN SHED

Welcome to your next family home! Situated on a spacious corner lot in a desirable location close to schools, recreation facilities, shopping, and the Sportsplex, this impressive 6-bedroom, 2.5-bathroom bi-level offers space, comfort, and versatility for growing families. ****Step inside and be greeted by beautiful hardwood flooring and a bright, inviting living room featuring a stunning stone-faced electric fireplace—perfect for cozy evenings with family or quiet mornings with a cup of coffee. The open-concept layout seamlessly connects the living, dining, and kitchen areas, making entertaining effortless while keeping everyone connected. ****The dining area provides access to the upper deck, an ideal spot for morning coffee, summer barbecues, or relaxing outdoors. The main floor also features a spacious primary bedroom with a convenient 2-piece ensuite, along with two additional generously sized bedrooms. ****The fully developed lower level offers exceptional flexibility with three additional bedrooms, perfect for a large family, guests, a home office, or hobby space. A bright and spacious family room provides endless possibilities for recreation, fitness, or entertainment. Lower level four pieces bathroom features a deep soaker tub, creating the perfect retreat at the end of the day. ****Outside, you'll appreciate the mature trees, garden areas, and lower deck that create a private and welcoming outdoor living space. The oversized heated double garage is equipped for welding and offers an excellent workspace for hobbyists or DIY enthusiasts. A large driveway and wide-access gate provide ample parking and even potential for RV parking. ****For added peace of mind, the home is equipped with 50-year hail-resistant shingles installed in 2023. ****With six bedrooms, incredible parking, a heated workshop-style garage, and an unbeatable family-friendly location,

this property offers exceptional value and opportunity. Don't miss your chance to make it yours! Plus it backs on to green space .