



GRASSROOTS
REALTY GROUP

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**252 Woodhaven Drive
Okotoks, Alberta**

MLS # A2323909



\$590,000

Division:	Woodhaven		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,871 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: Central Vac "as is"

This delightful family home is immaculate, shows pride of ownership and the location is perfect for your family-close to schools, shopping, restaurants and walking paths! You will enjoy the open floorplan with lots of windows-making it a bright and cheery haven. This quiet and peaceful home offers a kitchen with white cabinets, classy black appliances, granite counters, hardwood floors throughout the main, a large deck off the dining room which leads out to a beautiful landscaped yard with room for the children to run and play. The main floor also boasts a good sized living room, 2 pc bath and main floor laundry. The upper floor comes with large master bedroom, including a 3 pc bath, two children's bedrooms which share a 4 pc bath and the best part is the huge, bright bonus room that boasts a large bay window and it also comes with a gas fireplace-a peaceful place for your family to retire after a busy day! The double attached garage is perfect for your vehicles and a storage shed in the backyard has room for all the tools etc. This home sits in a great family neighborhood and is definitely a GEM worth considering! (Shingles were replaced in 2020)