



GRASSROOTS
REALTY GROUP

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22 Robinson Drive
Okotoks, Alberta

MLS # A2328510



\$619,900

Division:	Suntree		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,185 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: none

Open House, Sunday July 12th 1-3pm. Suntree Location! Looking for a great family home in a mature area on a large lot with trees and backing onto a park - this is IT! This loving, well taken care of home shows pride of ownership. The Custom chef inspired Pine Kitchen and the Vaulted Pine Ceilings on the main floor create a warm cozy feeling that so suits the area of Suntree. An insulation rap was done on exterior with upgraded insulation in interior attic. Double low E argon windows and a High efficiency furnace with electronic air filter makes for a very energy efficient home. A new hot water on demand system was added recently so you will never run out of hot water! Low flush toilets were installed to keep down water usage. This is a non smoking home. Great location! Fantastic Neighbourhood. Behind the home is a park that includes a tennis court. Very private. The garage is oversized @ 22'x24' so a full size truck will fit. You can even park an RV along side of home if need be. 4th level (basement) is framed and ready for finishing. A pre-sale home inspection has been completed and will be provided upon request. Make sure you check out the 3D tour online and then come see this wonderful home in person.