



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**159 Woodbend
Okotoks, Alberta**

MLS # A2331846



\$627,500

Division:	Woodhaven		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,227 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garden shed, built-in shelving in home and garage		

OPEN HOUSE - SUNDAY, JULY 26 - 2:00-4:00 PM. Exceptional home situated in mature Woodhaven neighborhood on one of Okotoks' most desirable streets, offering a quiet location only steps to playground, schools, shopping, medical and recreation facilities, skateboard park, soccer field, and across the street from scenic Sheep River escarpment and walking path. This home is situated on a large treed and beautifully landscaped lot, offering peace and privacy. The backyard has custom curbing and a large garden shed. Enjoy your morning coffee showered in sunlight from the east facing veranda, and afternoon refreshments from the sunny west back deck. Attractive beautifully maintained 4-level split design featuring 1,720 sq. ft. of developed living space, plus a partially developed 4th level waiting to be finished. Spacious functional floor plan with towering vaulted ceilings, laminate and tile flooring, fresh paint on 3 levels, and 3 skylights filling the home with natural light. The large foyer with coat closet and tile flooring is open to a spacious living room with attractive rock faced gas fireplace and skylight. The adjoining open formal dining area offers plenty of space for large dinner gatherings. The bright kitchen features a moveable centre island, rich oak cabinets, skylight, stainless steel appliances, granite counters, and plenty of cupboard and counter space. The adjoining breakfast nook is a good size with garden door to large back deck. The upper primary bedroom is expansive with walk-in closet and 3-piece ensuite. There is a second bedroom on the upper level plus another 4-piece bathroom with skylight. The 3rd lower level features a multi-purpose flex/den/family room with large window, surrounded by custom-built desk, shelving, and cabinets which must be seen to be truly appreciated. Additional 3rd bedroom and 4-piece bathroom on the 3rd lower level. The 4th

basement level is partially finished, with provision for additional bedroom, storage, laundry and utility area. This property offers the complete package, meticulously maintained inside and out, and move-in ready! NOTE: New home was built by Lask Homes in 1992 on original 1982 concrete foundation.