



THE
A-TEAM

**RE/MAX
FIRST**

148 WOODBEND Way, Okotoks T1S 1L7

MLS®#: **A2155054**

Area: **Woodhaven**

Listing Date: **08/03/24**

List Price: **\$724,900**

Status: **Active**

County: **Foothills County**

Change: **-\$15k, 08-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1992**

Finished Floor Area

Abv Sqft: **1,328**

Low Sqft:

Ttl Sqft: **1,328**

Lot Information

Lot Sz Ar: **5,491 sqft**

Lot Shape:

DOM

46

Layout

Beds: **4 (3 1)**

Baths: **3.0 (3 0)**

Style: **4 Level Split**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Lawn,Landscaped,Level,Standard Shaped Lot,Street Lighting,Native Plants,Rectangular Lot,Treed**

Park Feat: **Double Garage Attached,Off Street,Parking Pad,RV Access/Parking,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Exhaust Fan,Fireplace Insert,Forced Air,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters,Storage**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Gas Water Heater,Humidifier,Induction Cooktop,Microwave Hood Fan,Oven,Refrigerator,Stove(s),Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Stone Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`6" x 12`7"	Kitchen	Main	15`5" x 11`6"
Dining Room	Main	13`4" x 8`6"	Foyer	Main	6`0" x 5`8"
Bedroom - Primary	Upper	13`3" x 12`2"	3pc Ensuite bath	Upper	7`4" x 6`0"
Bedroom	Upper	11`7" x 9`11"	Bedroom	Upper	12`3" x 9`8"
4pc Bathroom	Upper	7`4" x 4`11"	Family Room	Lower	18`5" x 17`8"
Flex Space	Lower	11`2" x 9`1"	Laundry	Lower	9`0" x 5`0"
3pc Bathroom	Lower	8`11" x 5`5"	Game Room	Basement	17`6" x 11`7"
Bedroom	Basement	12`4" x 11`1"	Walk-In Closet	Basement	5`7" x 4`9"

Storage **Basement** **14`2" x 2`10"** **Furnace/Utility Room** **Basement** **11`5" x 10`11"**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
Legal Desc: **9012469** Remarks

Pub Rmks: **For more information, please click on Brochure button below. A unique opportunity to own this gorgeous home, ideally situated within walking distance of 3 top-rated schools. An extremely desirable location, less than one block from the Sheep River with its picturesque walking and biking paths. This beautiful home boasts a stunning new open concept kitchen with an expansive pantry. The kitchen seamlessly connects to the bright dining and living rooms which are perfect for entertaining and family gatherings. With 3 bedrooms on the upper level plus a flex room below grade, 3 full bathrooms, 3 living/family rooms, this home can easily accommodate a large or growing family. A significant 2,578 square feet of developed living space. The double attached garage is a handy person's dream with tool slot boards, a work bench, ample storage and an exceptional epoxy floor. The exterior aggregate patio leads to a fully fenced and manicured yard, shaded with towering aspens. A perfect space to enjoy summer barbecues with plenty of room for children and family pets to run and play. The back lane allows for convenient backyard access with additional parking for an RV or boat. Act now to secure this amazing home.**

Inclusions: **n/a**
Property Listed By: **Easy List Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123