

Remarks

Pub Rmks: **Welcome to 147 Heritage Dr. This home offers Primary Bedroom with 4 piece Ensuite located at rear of home for added privacy with 2 bedrooms and 1 4piece bath located at the front of the home. The Living Room, Dining Area and Kitchen have the open concept feel, great for entertaining! Separate Laundry Room area as well. This home is very spacious and has a cozy feel the moment you step in. The yard features mature landscape, with aspens, fruit trees and more! Fully fenced for your furry friends or little ones to play safe! Okotoks Village is in close proximity to Kinsmen Park, schools, shopping centers, and local businesses, making it a convenient place to call home. The community fosters a friendly atmosphere where neighbors can build lasting relationships. Potential buyers must be community-approved by Cove Communities. Individuals require a criminal background check. Approval Process consists of a non-refundable application fee \$250. (cost tbc) (money order to Okotoks -Ventures I Inc or in office via Debit) Submit completed and signed application, general authorization, Triton forms, proof of income and 2 forms of government issued ID for all adult occupants. Applications available to Cove Office or via email. Lot rental fees include sewer, water, and garbage, compost, recycling and snow removal. Pet restriction to 2 pets. Each pet requires a one-time non refundable fee \$200 (cost tbc).**

Inclusions: **2 TVs with wall mounts, countertop dishwasher**
Property Listed By: **CIR Realty**

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







