



THE
A-TEAM

**RE/MAX
FIRST**

53 ROBINSON Drive, Okotoks T1S 1M6

MLS® #: **A2205714**

Area: **Suntree**

Listing Date: **03/25/25**

List Price: **\$624,500**

Status: **Active**

County: **Foothills County**

Change: **-\$11k, 05-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1991**

Lot Information

Lot Sz Ar: **6,135 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,263**

Low Sqft:

Ttl Sqft: **2,263**

DOM

21

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Level,Private,Rectangular Lot,Street Lighting**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

See Remarks,Vinyl Siding

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Slab

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**

Int Feat: **Kitchen Island,See Remarks,Separate Entrance,Tankless Hot Water,Wood Windows**

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|--------|----------------|
| Bedroom | Second | 12`3" x 10`4" |
| Breakfast Nook | Second | 8`0" x 9`8" |
| Kitchen | Second | 11`11" x 12`1" |
| Bedroom - Primary | Second | 12`0" x 11`11" |
| Laundry | Main | 7`9" x 9`8" |
| Game Room | Main | 17`9" x 14`1" |

| Room | Level | Dimensions |
|------------------|--------|----------------|
| Bedroom | Second | 12`2" x 10`4" |
| Dining Room | Second | 10`11" x 12`2" |
| Living Room | Second | 15`9" x 14`6" |
| Bedroom | Main | 13`6" x 11`4" |
| Office | Main | 8`5" x 11`4" |
| 3pc Ensuite bath | Second | 0`0" x 0`0" |

| 4pc Bathroom | Second | 0`0" x 0`0" | 3pc Bathroom | Main | 0`0" x 0`0" |
|---------------------|--------|---|---------------------|------|-------------|
| | | | Legal/Tax/Financial | | |
| Title: | | Zoning: | | | |
| Fee Simple | | TN | | | |
| Legal Desc: | | 9011536 | | | |
| | | | Remarks | | |
| Pub Rmks: | | <p>FULL OF CHARACTER. This unique home, in one of Okotoks most desirable neighborhoods, is ready for its new family! Notice and enjoy the extended driveway (big enough for 3 cars) as soon as you drive up to the property. This raised Bi-level floor plan provides the perfect mix of function and space. Enter the bright and sunny home and up a few stairs to the main living level. The large spaces will be a perfect fit for anyone. The updated kitchen boasts stainless steel appliances, an abundance of cupboards, plenty of counter space, and really is the hub of the home. Enjoy entertaining family and friends with the open floorplan. The upper deck provides a nice place to bbq summer meals and looks west out to the stunning Alberta sunsets. You will love the updated main bathroom with a modern flare. The primary bedroom offers a large windows , an updated 3 piece en-suite, and a large closet. 2 more good sized bedrooms complete this upper living level. the lower "ground" level of the home is raised - with a separate walkout entrance that makes the possibilities endless with this home. HUGE windows, a cozy living room, an office, huge laundry, a bedroom tucked away with views of the expansive yard, another bathroom, AND stepping into the oversized garage. This space has been easily used as a "mortgage helper", but also perfect for older kids, parents, multifamily living, childcare facility, home based business. There are very few homes that can offer a 55x110 lot with west exposure, mature trees, and a convenient north end location. The kids and pets will adore this back yard. Enjoy walking to all the new shopping and restaurants just steps away. The recreation complex, parks, playgrounds, splash park, ball diamonds, swimming pool, schools , tennis courts, are conveniently all located within walking distance.... Air-conditioned for summer comfort. Its not just a home - its a lifestyle change- see it for yourself!</p> | | | |
| Inclusions: | | Mirrors in garage, attached shoe storage (2) , All attached shelving, Furniture negotiable, Lawn items negotiable | | | |
| Property Listed By: | | RE/MAX iRealty Innovations | | | |

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













