

47 Billy Haynes Trail Okotoks, AB T1S 2N9

Residential



Class:	Detached	Area:	Okotoks
County:	Foothills County	Zone:	
Type:	House	Community:	Air Ranch
Levels:	Two	Ttl Beds:	4
Year Built:	2006	F/H Bth:	3/1
LINC#:	0031528327	LP/SF:	\$213.69
Arch Style:	2 Storey	Suite:	No
Possession:	Immediate	Lot Size:	7263 SqFt
Lot Dim:		Lot Depth:	47.12 M 154.6'
Front Length:	14.91M 48` 11"	Lot:	23
Legal Desc:	0610251;23	Condo:	Yes
Legal Pln:	0610251 Blk:		
Land Use:	R-NAR	Tax Amt/Yr:	\$4,272.00/2020
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	Contact Agent for Details	Front Exp:	E
Restrict:	Restrictive Covenant-Building Design/Size, Utility Right Of Way		

Public Remarks: Here's 10 things you'll LOVE about this 2 storey home in Air Ranch...1) The setting - a quiet cul-de-sac, just one neighbour, backing to green space & both mountain & pond views! 2) The lot! This is the Air Ranch Advantage! The driveway hosts at least 4 cars & the mature rear yard is huge & features a deck, patio & space galore for the kids to play! There's also a dog run in the side yard. 3) The oversized double garage with 220V outlets & a man door. Plenty of space for your workshop area here! 4) The spacious formal dining room (or superb den) by the entrance. 5) The bright kitchen with granite counters, upgraded appliances & a raised breakfast bar. 6) The custom made, wooden shutters, stained to match the hardwood flooring. 7) The enormous bonus room with its vaulted ceiling & triple aspect windows. 8) The elegant upper level wide plank Birch hardwood. 9) The bedrooms, including a large master with a spacious closet & 4 piece en-suite, two further upper level bedrooms & a huge 4th bedroom in the basement (which also benefits from a 3 pc bathroom and a partially finished future family room). 10) The north side location offers an easy commute to Calgary. Come see the 3D VIRTUAL TOUR NOW!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv:	3	Main:	99	Mtr2	1,065	SqFt
EnSt Bth:	1	1	1	0	0	Rms Abv:	7	Upper:	116	Mtr2	1,251	SqFt
	0	0	1	0	0			Total AG:	215	Mtr2	2,316	SqFt

Property Information

Basement:	Full, Partially Finished	Lndry Feat:	Laundry Room, Upper Level
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Stone, Stucco, Wood Frame	Fireplaces:	1/Gas, Living Room, Mantle, Stone
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood, Linoleum
Exterior Feat:	Awning(s), Dog Run, Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck, Front Porch, Patio
Reports:	Chattel/Equipment		
Parking:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized		
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Comm Feature:	Airport/Runway		
Lot Features:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Dog Run Fenced In, Front Yard, Lawn, No Neighbours Behind, Level, Treed, Views		
Goods Include:	Contact listing agent for full list of included items.		
Appliances:	Dishwasher, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings		
Other Equip:	List Available, Ceiling Fan(s), Central Vacuum/Attachments, Garage Door Opener		
Utilities:	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Water Available		

Condo Information

Condo Name:	Z-name Not Listed	Condo Fee:	\$50/Monthly
Condo Type:	Bare Land	HOA:	
Mgmt Co/Ph:	Simco Management/4032340166	Floor #:	
Prk Plan Type:	Attached Garage	Total Floors:	
Legal Desc:	0610251/23	Common Walls:	No Common Walls
Legal Park:		Unit Exposure:	E, W
Legal Stor:		Unit Factor:	383
Total Units:		Prk Unit Factor:	
Fee Includes:	Professional Management, Reserve Fund Contributions, Snow Removal		
Reg Size Incl:			
Assoc Amen:	None		