

#12B 7 WESTLAND RD



Class:	Attached	Area:	Okotoks
Type:	Row	Nearest Town:	
Style:	5 Lvl Split	Community:	Westridge OKWTM
Year Built:	1993	Postal Code:	T1S 1Z1
LINC #:	0024756496	Condo Type:	Bare Land
Legal Plan:	9310750	Blk:	Lot: 13
Land Use:	R3	New Hm:	Tax Amt/Yr: \$1,818/2017
Title to Land:	Fee Simple		Local Imp Amt: 0
Conform Rpt:			HOA: No
Restrictions:	Utility Right Of Way		Condo Fee: 305/Monthly

Excellent value in this fully finished home that is walk-able to shopping, restaurants & a park. The entrance level features a half bath, a closet & offers access to your single attached garage. Up a few steps & you enter your enormous living room, with its soaring ceilings, laminate flooring, California shutters to the rear windows & a door out to your deck. A few more steps & you are in your huge dining area - entertain family & friends galore here! The kitchen is also spacious & has lots of counter-top space for food preparation. The top level of the home has a large master bedroom with its own private balcony & a 4 pc en-suite. You'll also find a second bedroom with a walk in closet, a 4 pc bathroom, a laundry closet & a large bonus room, ideal for a home office or hobby space. The basement is fully finished & with its shower room, would make a terrific exercise space or occasional third bedroom. The basement also has plenty of storage. The hot water tank was replaced in 2014. TAKE THE 3D TOUR NOW!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 2/2 Rms Abv: 6 F/H Baths: 2/2					
Living Rm	6.1X3.8	19'11"X12'6"	M	Dining Rm	5.7X3.6	18'10"X11'8"	M		2P	3P	4P	5P	6P
Kitchen	3.1X2.5	10'3"X8'3"	M	Bonus	3.8X2.4	12'4"X7'10"	U	Baths:	1	0	1	0	0
Mstr Bed	6.1X3.8	19'11"X12'6"	U	Bedroom	3.6X2.8	11'8"X9'1"	U	EnSt Bth:	0	0	1	0	0
Family Rm	4.8X4.1	15'8"X13'4"	B					Level	Mtr2:	Sq Ft			
								Main:	10.68	115			
								Upper:	58.71	632			
								Above Grade:	59.46	640			
								Lower:					
								Below Grade:	27.50	296			
								Total A.G.	128.86	1,387			

Property Information

Basement:	Part-Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	None	Fin FP/Rgh-In:		Fuel:	
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	0.00 m2		
Exterior:	Stucco, Vinyl	Frntg X Depth:	6.3x14.39		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Laminate Flooring		
Front Exp:	Southeast				
Parking:	2/Single Garage Attached, Insulated				
Features:	Balcony, Deck, No Smoking Home, Programmable Thermostat, Windows - Wood				
Site Influences:	Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, View				
Goods I ncluded:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings-All				
Goods Excluded:	Contact listing agent for complete list of included and excluded items.				
HOA Fee I ncl:					

Condo Information

Condo Name:	Z-name Not Listed	Condo Type:	Bare Land	Floor #:	
Mgmt Co/Phone:	Magnum York Prop Mgmt/403-294-0411	Prk Plan Type:		End Unit:	No
Legal Desc:	9310750; 13; UF 207	Park Stall #:		Unit Exposure:	NW, SE
Legal Park Desc:		Storage Type:	In Unit	Balcony:	Yes
Legal Stor Desc:		Locker #:		In-Suite Laundry:	Yes
Total Units:				Reg Size:	/
Post Tension:				Reg Size I ncludes:	
Condo Fee:	\$305/Monthly				
Fee I ncluded:	Exterior Maintenance, Insurance, Landscape and Snow Removal, Professional Management, Reserve Fund Contributions				
Amenities:					
Restrictions:	Utility Right Of Way				

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).