



## 167 Woodhaven Drive Okotoks Alberta

\$730,000

Welcome to your perfect home in the heart of Okotoks, where beautiful river valley views meet great convenience. This two-story house features five bedrooms and three and a half bathrooms, offering a comfortable living experience that combines modern style with the beauty of nature. As you enter, you'll find a spacious layout with quality finishes. The main level includes a gourmet kitchen with stainless steel appliances, ideal for cooking enthusiasts. The nearby living and dining areas create a warm space for relaxation and entertaining, highlighted by large windows that showcase the stunning river valley. One of the highlights of this home is the direct access to Okotoks' pathway system from the backyard, allowing you to explore the area's natural beauty at your leisure. Whether you enjoy a peaceful walk or a bike ride, the pathways offer plenty of options for outdoor activities. (just down the hill is a disk golf course.) On the upper level, there are three spacious bedrooms, including a primary suite with wonderful river valley views. Enjoy your morning coffee on your private balcony or relax in the four-piece ensuite bathroom. Two additional bedrooms provide plenty of space for family and guests, ensuring comfort and privacy for everyone. The well-designed lower level includes two more bedrooms, a three-piece bathroom, and a comfortable media room with an overhead projector and built-in speakers—perfect for movie nights or watching sports. There's also a convenient laundry area with a washer and dryer, a large storage room, and a central vacuum system for added functionality. Outside, the double attached garage is insulated and drywalled, offering ample space for parking and storage. With easy access to schools, shopping, downtown Okotoks, and major roads, you will be perfectly situated for both commuting and weekend outings. Don't miss out on the chance to enjoy ...

Primary Bedroom 11.83 Ft x 12.25 Ft

Bedroom 8.58 Ft x 9.33 Ft

Bedroom 9.00 Ft x 12.25 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Media 12.33 Ft x 15.00 Ft

Laundry room 11.50 Ft x 11.67 Ft

Other 4.67 Ft x 8.42 Ft

Living room 13.50 Ft x 14.08 Ft

Dining room 9.58 Ft x 11.00 Ft

Kitchen 12.33 Ft x 13.08 Ft

Family room 11.83 Ft x 20.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bedroom	11.67 Ft x 13.00 Ft	Other	3.17 Ft x 9.50 Ft
Bedroom	11.25 Ft x 11.92 Ft	2pc Bathroom	.00 Ft x .00 Ft
3pc Bathroom	.00 Ft x .00 Ft		