



## 17 Oak Avenue Okotoks Alberta

\$2,900,000

Once in a lifetime Downtown Okotoks Acreage (13.84 Acres) and a spectacular 4108 sq. ft. 2- story home. The house is privately located in a Natural Area surrounded by green space and forests. An abundance of wildlife and song birds with private fenced park area, garden and natural Saskatoon Berry bushes. The 2nd story balconies directly face the sunrise and sunset as well as 3 main level decks. Masonry Design winning exterior facade is finished in natural full bed local Sandstone and Fieldstone. Also featured is an original Rumford style Fieldstone fireplace and chimney. Fir lumber frame construction with walls 7-11 inches thick (R30), R50 attic insulation and Energy Efficient Windows. The kitchen offers Cherry cabinets with an Island and Granite Counter tops. All interior moldings are Natural Fir with Solid Fir Doors. The flooring throughout the house is Fir Hardwood or tile with a floor thickness up to 3 inches. The 534 sq. ft. bonus room over the garage offers a great opportunity for a home office. It features a heated tile floor, 7 windows for natural light, hardwired for data and a private entrance off the master bedroom or a private stairway to the garage below. The house itself is hardwired for cameras, motion detectors, glass break detectors and door opening detectors. All exterior door locks are electronic. The private attached self contained 534 sq. ft. cottage legal suite offers separate front and rear entrances with independent utilities. It features a kitchen, bedroom, living area and bathroom with laundry facilities. Private driveway entrance, hard wired for a security gate and gate control to the house. This uniquely located acreage is located in the Sheep River Valley adjacent to the Okotoks Pathway System. Walking distance to fishing, shopping, recreation, dining and all local Downtown amenities. Your kids can walk to school. ALSO AVAILABLE AN...

4pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Dining room 9.92 Ft x 16.33 Ft  
Kitchen 10.50 Ft x 12.92 Ft  
Living room 14.42 Ft x 16.75 Ft  
Bedroom 10.50 Ft x 12.92 Ft  
4pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Office 21.17 Ft x 26.92 Ft

Laundry room 8.83 Ft x 12.33 Ft  
Primary Bedroom 14.50 Ft x 16.08 Ft  
Bedroom 12.83 Ft x 12.92 Ft  
Kitchen 12.67 Ft x 19.67 Ft  
Living room 16.33 Ft x 20.92 Ft  
Laundry room 6.25 Ft x 6.92 Ft  
Bedroom 12.17 Ft x 13.92 Ft  
Bedroom 10.42 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:  
Bode



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca