



## SNOW VALLEY RANCH

Beautiful Mountain View, 4 Acres lot, 1Km South of Okotoks

2000SqFt Bungalow with 3 car garage & developed basement



Total Living Space: 3 800 Sq Ft

- Vaulted Ceilings
- Hardwood Flooring
- Custom Hardwood Cabinets
- Granite Countertops
- High Efficiency Gas Fireplace with Stone Mantle
- High Efficient Windows
- Basemant Inslab Heating
- Insulated & Drywalled Garage
- National Home Warranty Program
- And more ...



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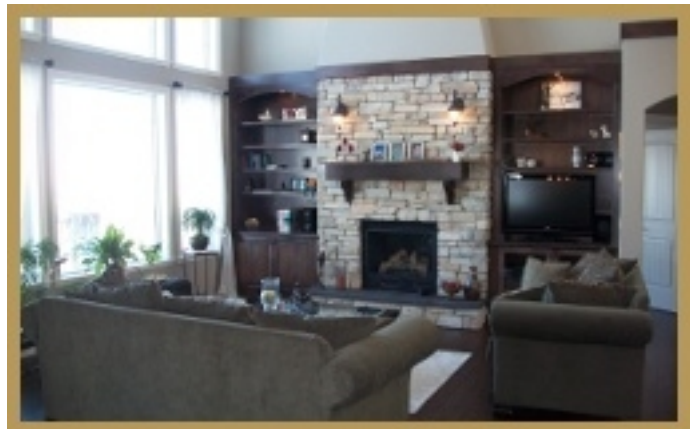
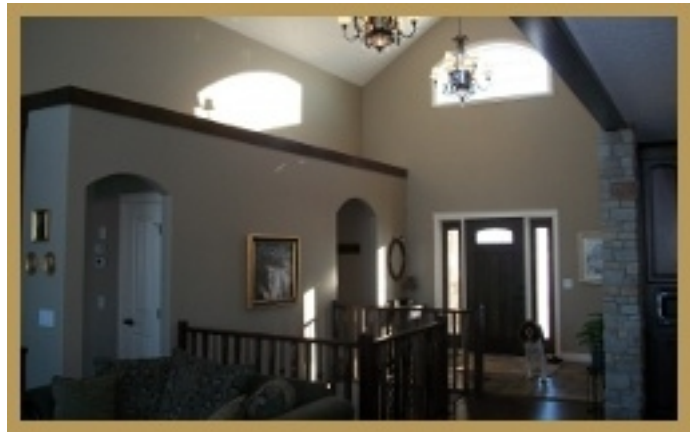
Plenty of craftsman character with a low maintenance exterior defines this new house built on 4 acres just 2 minutes south of Okotoks.

After passing the charming front porch, the interior displays warmth that is apparent the minute you step through the front door. A nice foyer with vaulted ceiling sets the stage for a living room that includes a fireplace, nice built-in cabinets, bookshelves and an amazing view of the mountains.

The open-space living room extends into the dining room and allows the entire family and friends to be near the kitchen without crowding the cook.

Kitchen and diningroom have a lot of warm features like stone posts and an exposed maple beam in the ceiling. A pantry as well as a generous mud and laundryroom are near the kitchen for ample storage room.

The deck is accessible through the diningroom and stretches out in front of the master bed room. A porch allows for outside meals even when it is cloudy.

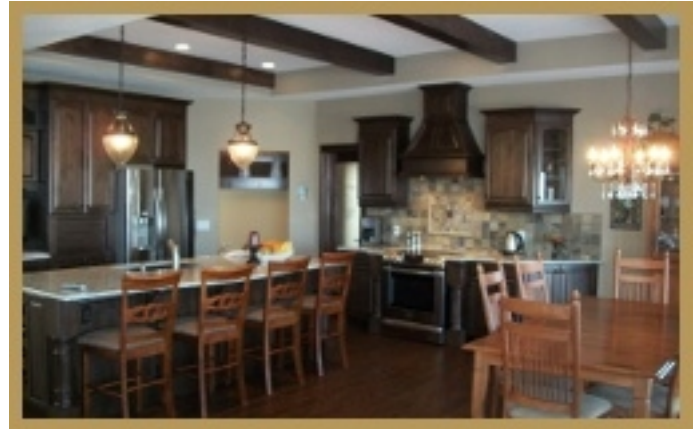


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Tucked away for privacy, the master suite is set behind the livingroom it also features a great view of the mountains while a walk-in closet, a double vanity, a big bathtub and a huge shower – with rain shower- are close by.

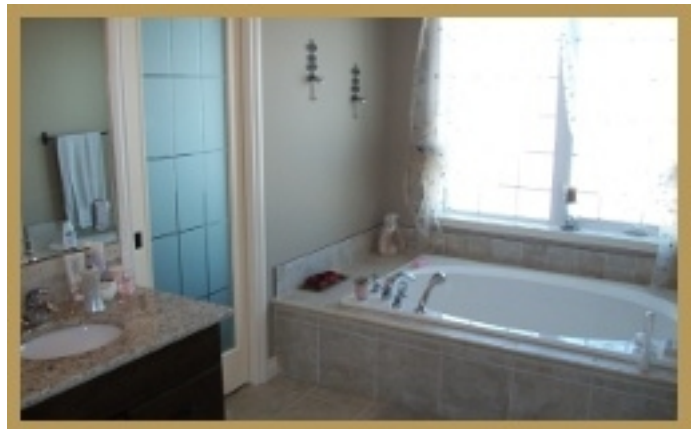


Another huge room close to the half bathroom complete the main level. This room can be used as second bedroom or home office as it has direct access to the foyer.



The basement level contains a multitude of versatility with secondary bedrooms, a large rec room, a sound proof music room that includes huge windows to enjoy the mountain view.

An attached 3 car garage with plenty of room tops of this amazing new home in the Snow Valley Ranch.

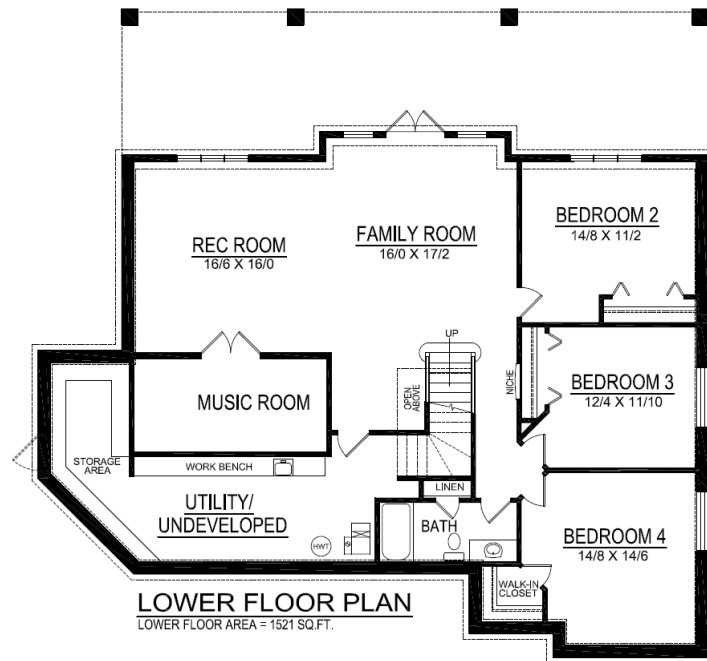
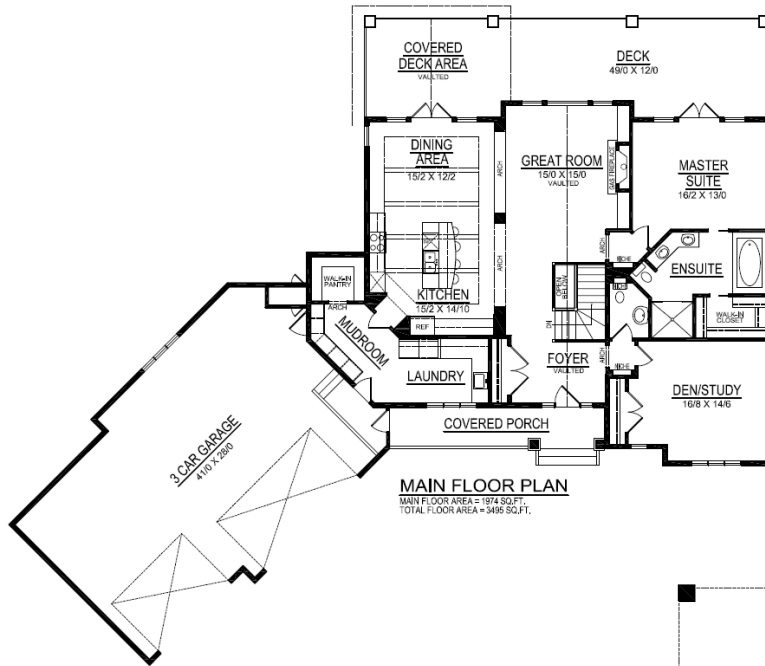


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