

**55 Robinson Drive  
Okotoks, Alberta**

**MLS # A2223599**



**\$579,900**

<b>Division:</b>	Suntree		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,071 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NATURAL GAS BARBECUE

BEAUTIFUL RAISED BI-LEVEL IN EXCELLENT CONDITION !! Located in Suntree Heights, this unique, 2071 sq. ft. bi-level has to be seen !! The upper, main floor is amazing for entertaining and features an open concept with the hug kitchen ( WITH TILE FLOORS, TONS OF CUPBOARDS & A HUGE ISLAND ) , dining room and living room ( WITH BEAUTIFUL HARDWOOD FLOORING & BAY WINDOW ) all flowing together ! Down the hall there's 3 big bedrooms ( ALL WITH HARDWOOD ), including the primary suite ( WITH 3 PC. ENSUITE ) and a family 4 pc. bath. The lower level is fully developed with a huge family room ( WITH GAS FIREPLACE ), 4th bedroom, 3 pc bath and a summer kitchen. There's access to the huge ( 575 SQ. FT / INSULATED & DRYWALLED ) double attached garage. Outside there's a large, fenced yard, a cozy private deck ( with natural gas barbecue ), shed and covered patio ( WITH GAS FIRE PIT ). Book your showing today !!