

**55 Robinson Drive
Okotoks, Alberta****MLS # A2223599****\$579,900**

Division:	Suntree		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,071 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Ceramic Tile, Hardwood		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	None		LLD: -
Exterior:	Stucco, Wood Frame		Zoning: TN
Foundation:	Slab		Utilities: -

Features: 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 !!