

Depth/Size (ft):	36.11	Bedrooms:	4	Approx. Year Built:	2003
Frontage (ft):	45.60	Bathrooms:	4	Age:	21
Lot Area: (sq.ft.)	7,072.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,376.37
Rear Yard Exp:	North			For Tax Year:	2024
View:	Yes			P.I.D.:	024-246-581

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Cistern	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Valley, Sunsets
Mgmt. Company:	
Complex / Subdiv:	The Highlands
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	PLAN LMP39392 LT 13, SEC 25, TWP 16, PART SE 1/4
Amenities:	Air Cond./Central,Swirlpool/Hot Tub
Site Influences:	Cul-de-Sac,Golf Course Nearby,Private Setting
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'9 x 15'9	Above	Bedroom	13'4 x 13'11	Below	Storage	16'10 x 6'1
Main	Dining Room	11'11 x 11'1	Below	Recreation Room	11'11 x 23'7	Below	Storage	5'0 x 7'8
Main	Kitchen	13'1 x 12'8	Below	Bedroom	18'0 x 13'2			
Main	Eating Area	9'2 x 9'9						
Main	Laundry	5'3 x 11'1						
Main	Primary Bedroom	12'5 x 14'10						
Above	Bedroom	13'4 x 14'8						

Finished Floor (Main):	1,418 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	546 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	901 sqft	# Of Levels:	3	Below	3	No
Finished Floor (Bsm):	0 sqft	Suite:	None	Main	5	Yes
Finished Floor (Total):	2,865 sqft	Crawl/Bsm Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,865 sqft	Beds In Bsm:	0 / 4			
		# Of Pets:				

Welcome to the Highlands, Beautiful custom 2 story with finished basement home features open living/dining room with solid hardwood floors and large inlayed tile. Rare primary bedroom, ensuite and walk in closet on the main floor, two generous bedrooms on the upper floor, walkout basement features recreation area, and large office/bedroom with own entrance. (Catio screen included) Great features with gas stove, pot lights and recently painted throughout. Enjoy the sunsets and views from your private backyard oasis with covered deck and hot tub. Included is the patio table/chairs with gas fire feature and large umbrella. Located on a cul-de-sac with walking distance to trails and hiking.