

Depth/Size (ft):	(1.03AC)	Bedrooms:	4	Approx. Year Built:	1998
Frontage (ft):	48.00	Bathrooms:	4	Age:	26
Lot Area: (Acres)	1.03	Full Baths:	3	Zoning:	S20
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,998.74
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	023-083-271

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Golf & Country Club

Services Connected: Electricity,Natural Gas,Septic

Legal: PL LMP 22702, LT 6, LD 36, SEC 30, TWP 17

Amenities:

Site Influences: Golf Course Nearby,Greenbelt,Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Hot Tub Spa/Swirlpool,Refrigerator,Stove

Bylaw Restrict:

Listing Broker(s): Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'8 x 11'9	Above	Primary Bedroom	17'1 x 13'1
Main	Den	11'9 x 8'9	Above	Bedroom	14'10 x 11'2
Main	Living Room	16'5 x 13'4	Above	Bedroom	14' x 11'6
Main	Dining Room	13'4 x 10'10	Bsmt	Living Room	27'6 x 12'8
Main	Kitchen	11'11 x 12'11	Bsmt	Bedroom	14'7 x 12'5
Main	Family Room	17'4 x 14'6	Bsmt	Dining Room	18'2 x 6'1
Main	Eating Area	17'5 x 9'2	Bsmt	Storage	12'9 x 11'6

Finished Floor (Main):	1,638 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,095 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,631 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Above	5	Yes
Finished Floor (Total):	4,364 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	4,364 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

This home checks all the boxes! Sitting on a 1 acre lot, this 4364 sq ft 4 Bedroom and Den home has all the room you need for a growing family, with room for the in-laws/older children in the walk-out basement. Located in a cul-de-sac walking distance to Mission Sports Park and Golf Course it is also a 2 minute drive to Lougheed to head out of town. Inside the executive feeling home, you'll enjoy spacious rooms with high ceilings with well-thought-out floorplan. Spend your days relaxing in the hottub or soaking in the sun on the patio. All of this makes this the perfect place to call home!