

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>	76.30	<b>Bathrooms:</b>	3	<b>Age:</b>	51
<b>Lot Area: (sq.ft.)</b>	7,296.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,409.92
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-646-619

<b>Style of Home:</b>	Basement Entry,Split Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>	Other	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : mountains from the main level

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Water

**Legal:** PL NWP39343 LT 168 LD 36 SEC 20 TWP 12

**Amenities:**

**Site Influences:** Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener

**Bylaw Restrict:**

**Listing Broker(s):** Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'9 x 13'10	Below	Family Room	18'9 x 15'1
Main	Dining Room	10'0 x 12'9	Below	Bedroom	11'6 x 9'10
Main	Kitchen	10'9 x 16'3	Below	Bedroom	15'11 x 10'2
Main	Primary Bedroom	10'11 x 13'9	Below	Laundry	13'8 x 9'4
Main	Bedroom	15'11 x 10'2	Below	Storage	6'6 x 9'7
Main	Bedroom	13'2 x 10'3	Below	Storage	9'2 x 13'0
Main	Walk-In Closet	3'11 x 4'9			

<b>Finished Floor (Main):</b>	1,353 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,123 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None,Other	Below	3	No
<b>Finished Floor (Total):</b>	2,476 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,476 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Excellent square footage, open layout, mountain views and a south-facing back yard. And, potential for that in-law suite or mortgage helper. Centrally-located, minutes from an easy commute in any direction yet nestled in a quiet location. Tremendous natural light, huge rec-room downstairs, double garage and driveway parking large enough for an RV. Covered, wraparound deck right off the kitchen perfect for entertaining. Sun-soaked yard for the kids and pets or to build your vegetable garden or oasis!