

117 Brooks Street Aldersyde, AB TOL OAO

Residential Incomplete [A1071793](#)

W:4 R:28 T:20 S:7 Q:SW DOM: 0 CDOM:

LP: \$479,000.00 OP: \$0.00



Class: Detached
County: Foothills County
Type: House
Levels: One
Year Built: 2007
LINC#: [0032444598](#)
Arch Style: Bungalow
Possession: Negotiable
Lot Dim:
Front Length: 0M 0' 0"
Legal Pln: 0712926 **Blk:** 2
City: Aldersyde
District:
Subdivision: NONE
Ttl Beds: 5
F/H Bth: 2/0
LP/SF: \$455.42
Suite: Suite - Illegal
Lot Size: 0.68 Ac
Lot Depth: 0.00 M 0'
Lot: 32 **Condo:** No

Zoning: HR **Tax Amt/Yr:** \$2,602.00/2020
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** N
Restrict: See Remarks

Public Remarks: Right in the heart of Aldersyde situated on a quiet street, this 1052 square foot fully developed Bungalow with 5 bedrooms / 2 bathrooms offers everything you could ask for. This is where your search ends and the next exciting chapter of your life begins! Lower level has been thoughtfully planned and completed with an illegal suite to welcome extended family or rent it as a mortgage helper. Sits on a massive 0.68 Acre lot, an amazing opportunity to subdivide it into 4 additional residential homes or even building your dream shop... This is the home you've been waiting for and the time is now. Stop looking for the best value money can buy because you just found it! Come see it today! **ADDITIONAL INFORMATION:** main floor features a large bright living room with an open kitchen and a dining area with tons of natural light flowing in. A master bedroom and 2 additional bedrooms. The lower level with a separate entrance has a full kitchen, dining area and large living room with a second laundry and 2 large bedrooms. The lot provides tons of space for RV parking, you can design your own garage or shop and lots of options for subdivisions. Quick access to Okotoks, High River and Calgary.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Blw Grade: 96	Mtr2	1,035	SqFt
EnSt Bth:	0	0	2	0	0	Rms Abv: 7	Total AG: 98	Mtr2	1,052	SqFt

Property Information

Basement: Separate/Exterior Entry, Finished, Full, Suite
Heating: Forced Air
Construction: Vinyl Siding
Foundation: Poured Concrete
Exterior Feat: Private Entrance
Roof Type: Asphalt Shingle
Parking: Parking Pad, RV Access/Parking **Total:** 2
Features: Separate Entrance
Comm Feature: Schools Nearby, Shopping Nearby
Lot Features: Back Yard, Front Yard, Lawn, Landscaped, Level, Open Lot, See Remarks
Goods Include: 2xDishwasher, 2xDryer, 2xElectric Oven, 2xRefrigerator, 2xStove, 2xWasher, Window Coverings
Appliances: Dishwasher, Dryer, Electric Oven, Refrigerator, Stove(s), Washer, Window Coverings
Other Equip: None
Lndry Feat: Lower Level, Main Level, Multiple Locations
Cooling: None
Fireplaces: 0
Flooring: Carpet, Laminate, Linoleum
Fencing: None
Balcony: None

Rural

Water Supply: **Sewer/Septic:** **Total Acres:** 0.68

Rooms Information

Type	Level	Dimensions		Type	Level	Dimensions	
Kitchen	Main	12`8" x 10`0"	3.86M x 3.05M	Dining	Main	8`0" x 6`0"	2.44M x 1.83M
Kitchen	BSMT	10`0" x 8`0"	3.05M x 2.44M	Dining	BSMT	12`4" x 7`6"	3.76M x 2.29M
Family	BSMT	11`8" x 11`0"	3.56M x 3.35M	Foyer	Main	4`0" x 3`7"	1.22M x 1.09M
Living	Main	17`0" x 13`7"	5.18M x 4.14M	Laundry	Main	12`8" x 3`9"	3.86M x 1.14M
Laundry	BSMT	11`10" x 5`6"	3.61M x 1.68M	Mstr Bed	Main	12`9" x 9`0"	3.89M x 2.74M
Bedrm	Main	10`10" x 8`6"	3.30M x 2.59M	Bedrm	Main	11`10" x 9`0"	3.61M x 2.74M
Bedrm	BSMT	12`5" x 11`6"	3.79M x 3.51M	Bedrm	BSMT	12`7" x 8`0"	3.83M x 2.44M
4pc Bathroom	Main	0`0" x 0`0"	0.00M x 0.00M	4pc Bathroom	BSMT	0`0" x 0`0"	0.00M x 0.00M

Agent & Office Information

List REALTOR®: [Mike Abou Daher](#) team@mikeaboudaher.com **Phone:** 587-333-6400
List Firm: [RE/MAX REALTY PROFESSIONALS](#) **Phone:** 403-259-4141
Appt: ShowingTime
Showing Contact: Mike Abou Daher **Phone:** 403-809-9386
Comm: 3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price **List Date:** 02/27/2021
LB Type: SentriLock **Expiry Dt:** 06/27/2021
LB Information: At the railing **With Dt:**

Owner Name: Koski
Occupancy: Tenant
Exclusion: No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus" (please allow 24hrs notice for showing, tenant occupied in basement)

Ownership: Private
Occupant Nm:
SRR: No

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).