



THE
A-TEAM

**RE/MAX
FIRST**

703 GREEN HAVEN Place, Rural Foothills County T1S 0R3

MLS® #: **A2119265** Area: **Green Haven Estates** Listing Date: **04/05/24** List Price: **\$1,639,900**
Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2024**
Lot Information
Lot Sz Ar: **36,154 sqft**
Lot Shape:

Access:
Lot Feat: **Irregular Lot,Level**
Park Feat: **Oversized, Triple Garage Attached**

Finished Floor Area

Abv Sqft: **2,900**
Low Sqft:
Ttl Sqft: **2,900**

DOM

45
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **BBQ gas line**

Construction: **Composite Siding, Stone, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Co-operative
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	19`0" x 16`1"	Dining Room	Main	17`6" x 11`5"
Kitchen	Main	12`6" x 14`0"	Office	Main	11`6" x 12`6"
Mud Room	Main	11`2" x 13`0"	2pc Bathroom	Main	0`0" x 0`0"

Bedroom - Primary	Upper	16`6" x 15`3"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	11`7" x 11`8"	Bedroom	Upper	14`1" x 12`0"
Laundry	Upper	10`1" x 7`4"	5pc Bathroom	Upper	0`0" x 0`0"
Family Room	Lower	17`6" x 16`9"	Game Room	Lower	17`6" x 13`0"
Wine Cellar	Lower	8`6" x 3`11"	Exercise Room	Lower	13`0" x 14`8"
Hobby Room	Lower	11`7" x 11`4"	4pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RCA**
Legal Desc: **2210304**

Remarks

Pub Rmks: **The "Alberni" is one of Fifth Avenue Homes most popular plans! A traditional two-storey offering a total of 4,148 sq.ft. of luxury living space including professional basement development! The great room features a gas fireplace and 20' ceiling, adjoining dining area with a sliding door to the 14'x17' deck (with BBQ gas line) and access to the large yard. Dream kitchen with an oversized island & 4 stool breakfast bar, Quartz countertops and a walk-through butler's pantry. Completing the main floor is the front den, a 2 piece bathroom and mudroom with direct access into the garage. The upper level has the perfect room count: an oversized primary suite with a spa-style 5 piece ensuite and walk-in closet, 2 additional bedrooms, 5 piece bathroom and laundry room! The lower level is developed with a family room featuring a gas fireplace, wine cellar and wet bar, home gym, 4 piece bathroom, hobby/craft room and mechanical room. Awesome oversized triple attached garage with additional storage or room for a workshop. This home has many upgrades including engineered hardwood, custom tile, closet organizers & wood shelves, Hardie board siding and 30 year shingles. Full Builder and New Home Warranties. Green Haven Estates is located minutes east of Okotoks offering peaceful country living! Less than 30 minutes to the South Campus Hospital and Calgary's amenities too! October 2024 possession. Home is at paint stage. Artist rendering not exact to finished home.**

Inclusions: **\$10,000 Allowance at Trail Appliances**
Property Listed By: **The Home Hunters Real Estate Group Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



ALBERNI

3 bed + den
2.5 bath
TOTAL SPACE
2,915 sq. ft.



UPPER LEVEL
1,360 sq. ft.

ALBERNI

3 bed + den
2.5 bath
TOTAL SPACE
2,915 sq. ft.

