



THE
A-TEAM

**RE/MAX
FIRST**

108 THREEPOINT Cove, Okotoks T1S5S4

MLS@#: **A2133432** Area: **Wedderburn** Listing Date: **09/15/24** List Price: **\$909,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2020** Abv Sqft: **1,312**
Lot Information Low Sqft:
 Lot Sz Ar: **4,598 sqft** Ttl Sqft: **1,312**
 Lot Shape:

DOM

4
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,No Neighbours Behind,Level,Street Lighting,Views,Waterfront**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Other,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Water Softener**
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	11`0" x 8`3"	2pc Bathroom	Main	9`11" x 4`11"
Kitchen With Eating Area	Main	14`5" x 13`0"	Pantry	Main	8`1" x 3`5"
Dining Room	Main	14`10" x 8`6"	Living Room	Main	16`8" x 13`0"
Laundry	Main	14`2" x 6`8"	Bedroom - Primary	Main	13`0" x 11`11"

Walk-In Closet
Bedroom
3pc Bathroom
Furnace/Utility Room

Main
Basement
Basement
Basement

9`11" x 7`5"
13`1" x 10`11"
9`0" x 4`11"
16`11" x 9`2"

6pc Ensuite bath
Bedroom
Game Room
Other

Main
Basement
Basement
Basement

12`3" x 9`11"
15`2" x 12`0"
25`5" x 13`6"
8`2" x 2`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812441

Zoning:
TN

Remarks

Pub Rmks: **If you are looking for mountain views, walking paths and a tranquil pond to reflect the beautiful Alberta Foothills sunsets, then welcome to this beautiful 3 bedroom walkout bungalow. Walking in you will notice the luxury wide plank vinyl flooring, neutral designer colors, and vaulted ceilings. This home has lots of upgrades, including lots of triple paned windows to take advantage of natural light and Gemstone lighting all around. Everything is here for the chef in the house with plenty of soft-close cabinetry and counter space, 5 burner gas stove, range hood, quartz counters, a large island with extra storage and wine racking, wine fridge, dbl door refrigerator with water, ice features, and cooler drawer. The kitchen has under cabinet lighting, upgraded pantry shelving and a built-in microwave. For those cooler winter evenings, the living room has a cozy gas fireplace with built ins and extra bench storage and huge windows facing West towards the pond, mountains and sunsets. You can walk out onto the 27 x 10 ft deck and enjoy peace and quiet and the view, in the rain or in the sun, as it's partially covered with a retractable roof and remote-controlled screens to create an outdoor living space. Gas hookups are located on the deck as well as down on the patio. The primary bedroom will fit all your big furniture and king-size bed with a transom window feature between the living room and bedroom. The spa inspired bathroom feels like a retreat in itself, with in-floor heating, a gorgeous standalone tub, long dual vanity with quartz counter, extra-large tiled shower with seating, rain shower head and removable shower handle. Private water closet and a walk-in closet will keep a couple happy with enough room for both. On the main floor is a 2-piece bath with linen closet and a laundry room/mud room with sink and bench seating, and broom closet. Entrance from the laundry room to the oversized double car heated garage with slot-wall storage, over garage door storage, epoxy flooring and man door access. Downstairs is spacious and very bright with a family room with a gas fireplace, wet bar, 2 spacious bedrooms, 3-piece bathroom with in-floor hearing, and office space. This walkout basement allows you to stroll out to the covered patio that again faces the pond for that tranquil peaceful view and quietness. There is a large closet in the hall that offers lots of storage as well. The house is equipped with central AC, central vacuum, and underground sprinkler system. This is truly peaceful suburban living with the convenience of shopping, restaurants, and grocery stores being 5 minutes away and Calgary being just 15 minutes north. If you love the outdoors, you are close to the mountains and just 5 minutes from DArcy Ranch Golf Club. Okotoks is a charming small town with all the conveniences of a city, everything you need is here. You won't ever want to leave. Don't miss this opportunity.**

Inclusions: **Small Wine Cooler, Suncoast Enclosure with retractable screens with remote, Closet Organizers, Shelving in Garage, Infloor heating in 2 bathrooms, Underground Sprinkler system.**

Property Listed By: **One Percent Realty**

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











