



THE A-TEAM

RE/MAX FIRST

24 JUNIPER Street, Okotoks T1S 5S2

MLS@#: A2136679 Area: D'arcy Ranch Listing Date: 06/21/24 List Price: \$699,000
Status: Active County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Okotoks
Year Built: 2021
Finished Floor Area: 1,821
Lot Information: Lot Sz Ar: 3,587 sqft, Ttl Sqft: 1,821

DOM

14
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Level, Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Lighting, Private Entrance, Private Yard, Rain Gutters

Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Int Feat: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Mud Room, Bedroom, Bonus Room, Family Room, and Basement with their respective levels and dimensions.

2pc Bathroom
4pc Bathroom

Main
Upper

5`1" x 6`8"
5`2" x 8`9"

5pc Ensuite bath
4pc Bathroom
Legal/Tax/Financial

Upper
Basement

7`10" x 8`0"
5`8" x 7`10"

Title:
Fee Simple
Legal Desc:

Zoning:
TN

1810667

Remarks

Pub Rmks: **THREE YEAR OLD detached home in D'Arcy with over 1800sq.ft. space up plus large optional LEGAL BASEMENT SUITE down, and an OVERSIZED double detached garage to boot! Main floor features open concept floor plan with gorgeous vinyl plank flooring throughout, spacious living room with fireplace, bright dining room and superb kitchen with white cabinetry, quartz and large island. Upper floor features primary bedroom with ensuite bathroom and walk-in closet, two additional bedrooms, full bathroom, laundry, and bonus room. Lower level can be accessed from main floor for those who wish to use basement as an extension of their home, however can also be accessed directly from an exterior side door for those wishing to use for home based business or a legal rental suite. Legal suite was built by professional contractor (will provide permit number upon request). This level has kitchenette/wet-bar, large recreation room, laundry closet, full bathroom, and fourth bedroom. With two large windows, basement is saturated with natural light throughout the day. D'Arcy is a new community within Okotoks, just minutes from parks, pathways, playgrounds, shopping & amenities ... and only fifteen minutes to Calgary. If you're looking for a home with a legal suite or optional home-based business potential, then this is the one!**

Inclusions:
Property Listed By: **CIR Realty**

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











