



THE
A-TEAM

**RE/MAX
FIRST**

12 SNOWBERRY Lane, Okotoks T1S 5X8

MLS®#: **A2173805**

Area: **D'arcy Ranch**

Listing Date: **10/18/24**

List Price: **\$749,400**

Status: **Pending**

County: **Foothills County**

Change: **-\$16k, 28-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,171**

Low Sqft:

Ttl Sqft: **2,171**

Lot Information

Lot Sz Ar: **3,722 sqft**

Lot Shape:

DOM

33

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Close to Clubhouse,Level,Street Lighting,On Golf Course**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Skylight(s),Smart Home,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	12`5" x 13`8"
Office	Main	6`3" x 7`5"	Great Room	Main	13`0" x 13`10"
Nook	Main	12`10" x 10`0"	Bedroom - Primary	Upper	13`0" x 14`0"
5pc Ensuite bath	Upper	11`9" x 9`2"	Bedroom	Upper	9`4" x 12`4"
Bonus Room	Upper	12`1" x 14`0"	Laundry	Upper	5`8" x 8`4"

5pc Bathroom

Upper

0`0" x 0`0"

Bedroom
Legal/Tax/Financial

Upper

9`4" x 12`4"

Title:
Fee Simple
Legal Desc:

2410411

Zoning:
TBD

Remarks

Pub Rmks: **Welcome to the Ashton by Sterling Homes Calgary! This stunning 2,108 sq. ft. home is perfect for families, offering 3 spacious bedrooms, 2.5 bathrooms, and a double-car garage. With 9' ceilings on both the main floor and basement, this home feels open and inviting. The executive kitchen comes equipped with premium stainless steel appliances, a chimney hood fan, a waterline to the fridge, and a convenient walk-through pantry. Quartz countertops, LVP flooring, and large windows enhance the modern feel throughout. The upper level boasts a vaulted ceiling in the bonus room, while the luxurious 5-piece ensuite includes dual sinks, a soaker tub, a walk-in shower with a bench, and a sleek sliding barn door. Additional features include a gas fireplace, stylish iron spindle railing, a rear 10'x12' deck with gas line for BBQs, and a south-facing front yard. *Photos are representative.**

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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





