



THE
A-TEAM

**RE/MAX
FIRST**

20 ASTER Link, Okotoks T1S5Y1

MLS®#: **A2174566** Area: **D'arcy Ranch** Listing Date: **10/22/24** List Price: **\$644,150**
 Status: **Active** County: **Foothills County** Change: **-\$16k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Okotoks**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,293 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Level, Street Lighting**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,841**
 Low Sqft:
 Ttl Sqft: **1,841**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **TBD**

Legal Desc: 2410411;

Remarks

Pub Rmks: **Introducing the Hogan 4 by Sterling Homes! This wide, spacious duplex offers 1,789 sq. ft., featuring 3 bedrooms, 2.5 bathrooms, and a 2-car garage. Enjoy 9' ceilings on both the main and basement levels, creating an open and airy feel throughout. The kitchen boasts stainless steel appliances, a chimney hood fan, a walk-through pantry, and quartz countertops with undermount sinks. Additional highlights include a side entrance, extra windows, and Luxury Vinyl Plank (LVP) flooring throughout the main floor and wet areas. The great room features a contemporary electric fireplace, while the upstairs offers a vaulted ceiling in the bonus room and a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a walk-in shower. The west-facing backyard includes a rear deck with a gas line for BBQs, and black hardware adds a modern touch. Photos are representative.**

Inclusions: N/A
Property Listed By: Bode Platform Inc.

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





