



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**703 GREEN HAVEN Place, Rural Foothills County T1S 0R3**

MLS® #: **A2176417**      Area: **Green Haven Estates**      Listing Date: **11/01/24**      List Price: **\$1,719,900**  
Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**      Finished Floor Area: **2,900**  
Year Built: **2024**      Abv Sqft: **2,900**  
Lot Information:      Low Sqft: **2,900**  
Lot Sz Ar: **36,154 sqft**      Ttl Sqft: **2,900**  
Lot Shape:  
Access:  
Lot Feat: **Irregular Lot,Level**  
Park Feat: **Oversized, Triple Garage Attached**

DOM

**82**  
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**      Construction: **Composite Siding,Stone,Wood Frame**  
Heating: **Fireplace(s),Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
Sewer: **Septic Field,Septic Tank**      Water Source: **Co-operative**  
Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Washer**  
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  
Family Room  
Wine Cellar  
Hobby Room

Upper  
Lower  
Lower  
Lower

10`1" x 7`4"  
17`6" x 16`9"  
8`6" x 3`11"  
11`7" x 11`4"

5pc Bathroom  
Game Room  
Exercise Room  
4pc Bathroom

Upper  
Lower  
Lower  
Lower

0`0" x 0`0"  
17`6" x 13`0"  
13`0" x 14`8"  
0`0" x 0`0"

Legal/Tax/Financial

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

Zoning:  
**RCA**

Remarks

Pub Rmks: **This "Alberni" Show Home 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 built-in fridge, 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, glass 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!**

Inclusions:  
Property Listed By: **N/A  
The Home Hunters Real Estate Group Ltd.**

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











