



THE
A-TEAM

**RE/MAX
FIRST**

17 CLIFF Street, Okotoks T1S5W6

MLS®#: **A2176837**

Area: **Wedderburn**

Listing Date: **11/01/24**

List Price: **\$629,400**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Okotoks

Abv Sqft:

1,841

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,841

Lot Information

Lot Sz Ar:

1,365 sqft

Lot Shape:

DOM

19

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Level,Street Lighting

Double Garage Attached

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,Freezer,Microwave,Range Hood**

Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Smart Home,Tankless Hot Water**

Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
TBD

Legal Desc:

2310775

Remarks

Pub Rmks:

The Hogan 4 by Sterling Homes offers a perfect blend of comfort and style, designed as a 1,789 sq. ft. duplex with 3 bedrooms, 2.5 bathrooms, and a 2-car garage. The main floor features 9' ceilings, a well-appointed kitchen with stainless steel appliances, a chimney hood fan, walk-through pantry, and Silgranit sink. Cozy up to the electric fireplace with tile surround, or step outside to the rear deck, complete with a BBQ gas line for effortless entertaining. The upper level offers a vaulted bonus room, spacious bedrooms with walk-in closets, and a 5-piece ensuite featuring dual undermount sinks, a fully tiled shower, and a sliding glass barn door. Additional highlights include Luxury Vinyl Plank flooring throughout, quartz countertops, and Smart Energy features. Nestled in a vibrant community with easy access to schools, parks, and amenities, this home is built for modern living.*Photos are representative

Inclusions:

N/A

Property Listed By:

Bode

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







