



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 OAK Avenue, Okotoks T1S1K6**

MLS®#: **A2177610** Area: **Heritage Okotoks** Listing **11/05/24** List Price: **\$2,485,000**  
 Status: **Active** County: **Foothills County** Change: **-\$200k, 08-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar: **602,870 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **4,103**  
 Low Sqft:  
 Ttl Sqft: **4,103**

DOM

**46**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey, Acreage  
 with Residence**

Parking

Ttl Park: **10**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Garden, No Neighbours  
 Behind, Landscaped, Street Lighting**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fan Coil, Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, Garden, Lighting, Private Entrance, Rain  
 Gutters, Storage**

Construction: **See Remarks, Stone, Wood Frame, Wood Siding**  
 Flooring: **Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Range, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings**  
 Int Feat: **Ceiling Fan(s), Central Vacuum, Chandelier, French Door, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open  
 Floorplan, Separate Entrance, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for  
 Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>Kitchen</b>	<b>Suite</b>	<b>12`8" x 19`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 16`4"</b>
<b>Living Room</b>	<b>Suite</b>	<b>16`4" x 20`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 12`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 16`9"</b>	<b>Office</b>	<b>Upper</b>	<b>21`2" x 26`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8`10" x 12`4"</b>	<b>Laundry</b>	<b>Suite</b>	<b>6`3" x 6`11"</b>

Bedroom - Primary  
Bedroom  
Bedroom

Upper  
Suite  
Suite

14`6" x 16`1"  
12`2" x 13`11"  
10`5" x 10`11"

Bedroom  
Bedroom

Upper  
Main

12`10" x 12`11"  
10`6" x 12`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**NA**

**1650E**

Remarks

Pub Rmks:

**Once in a lifetime Downtown Okotoks Acreage (13.84 Acres) and a spectacular 4103 sq. ft. 2- story home. The house is privately located in a Natural Area surrounded by green space, forests and wildlife. There is an attached cottage legal suite and an bonus room/ home office over the triple car garage. The 2nd story balconies directly face the sunrise and sunset as well as 3 main level decks. Masonry Design winning exterior facade is finished in natural full bed local Sandstone and Fieldstone. Also featured is an original Rumford style Fieldstone fireplace and chimney. Fir lumber frame construction with walls 7-11 inches thick (R30), R50 attic insulation and Energy efficient windows. The kitchen offers Cherry cabinets with an Island and Granite Counter tops. All interior moldings are Natural Fir with Solid Fir Doors. The flooring throughout the house is Fir Hardwood or tile with a floor thickness up to 3 inches. Walking distance to all amenities, walking paths, dining and schools. The 534 sq. ft. bonus room over the garage offers a great opportunity for a home office. It features a heated tile floor, 7 windows for natural light, hardwired for data and a private entrance off the master bedroom or a private stairway to the garage below. The house itself is hardwired for cameras, motion detectors, glass break detectors and door opening detectors. All exterior door locks are electronic. The private attached self contained 534 sq. ft. cottage legal suite offers separate front and rear entrances with independent utilities. It features a kitchen, bedroom, living area and bathroom with laundry facilities. Private driveway entrance, hard wired for a security gate and gate control to the house. This uniquely located acreage is located in the Sheep River Valley adjacent to the Okotoks Pathway System. Walking distance to fishing, shopping, recreation, dining and all local Downtown amenities. Your kids can walk to school. ALSO AVAILABLE AN ADJACENT 21 ACRES.**

Inclusions:  
Property Listed By:

**There are in total 2 Dishwashers, 2 Gas Ranges, 2 Washers, 2 Dryers, 2 Refrigerators, 1 portable and 1 over the range microwave hood fan. Bode**

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





















