



THE
A-TEAM

**RE/MAX
FIRST**

15 BEARBERRY Lane, Okotoks T1S 5R8

MLS®#: **A2179415** Area: **D'arcy Ranch** Listing **11/15/24** List Price: **\$849,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **2,789 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,524**
 Low Sqft:
 Ttl Sqft: **2,524**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Private,Rectangular Lot,See Remarks,Views**

Park Feat:

Concrete Driveway,Covered,Double Garage Attached,Driveway,Enclosed,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Oversized,Secured,See Remarks,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Other,Playground,Private Entrance,Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Bathroom Rough-in,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`9" x 4`8"
Kitchen	Main	14`3" x 9`11"
Mud Room	Main	10`4" x 5`11"
Pantry	Main	8`10" x 5`1"
5pc Ensuite bath	Upper	12`8" x 15`8"
Bedroom	Upper	11`8" x 12`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`1" x 12`3"
Living Room	Main	13`11" x 16`3"
Den	Main	9`9" x 7`5"
4pc Bathroom	Upper	4`11" x 9`3"
Bedroom	Upper	10`11" x 14`8"
Bonus Room	Upper	13`8" x 14`1"

Laundry
Walk-In Closet

Upper
Upper

9`7" x 8`11"
9`7" x 9`6"

Bedroom - Primary

Upper

14`0" x 18`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810667

Zoning:
TN

Remarks

Pub Rmks: **Welcome to 15 Bearberry Lane in prestigious D'arcy Ranch, Okotoks! This one-of-a-kind custom home, boasts 2,524 square feet of above grade living space and features 3 large bedrooms + main floor den (with built-in desk and cabinetry), 2.5 spa-inspired bathrooms, extraordinary chef's kitchen (with top-of-the-line stainless steel appliances, quartz countertops, floor-to-ceiling soft-close cabinetry, walk-through pantry, and pot filler), spacious living room with natural gas fireplace, upstairs bonus room, upstairs laundry room (with sink and cabinetry - connecting directly to the primary bedroom walk-in closet!), oversized drywalled/insulated/painted double attached garage, and a breathtaking backyard equipped with a two-tiered composite deck, gas BBQ hookup, and dog run area! Upgrades are endless here and include: central air conditioning, water softener system, accent/feature walls throughout the home, high-end window treatments (including drapery and black out blinds), and professional landscaping with artificial turf (front and back yard). Situated on an oversized corner lot overlooking a greenspace/park, with sunny east and west exposures, this home is sure to impress. The unfinished basement showcases 1,028 square feet for future development (with windows, tall ceilings, and bathroom rough-in). Minutes to all amenities. Don't miss out, call now!**

Inclusions:
Property Listed By: **MaxWell Capital Realty**

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











