



THE
A-TEAM

**RE/MAX
FIRST**

25 SNOWBERRY Lane, Okotoks T1S5X8

MLS® #: **A2182829** Area: **D'arcy Ranch** Listing Date: **12/13/24** List Price: **\$839,425**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,417**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,025 sqft** Ttl Sqft: **2,417**
 Lot Shape:

DOM

8
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Close to Clubhouse,Garden,Level**
 Park Feat: **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: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Recessed Lighting,Skylight(s),Smart Home,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	13`6" x 14`11"
Dining Room	Main	11`6" x 14`3"	Bedroom - Primary	Upper	12`3" x 14`5"
Bedroom	Upper	11`0" x 10`3"	Bedroom	Upper	9`11" x 10`4"

**Kitchen
Bonus Room**

**Main
Upper**

**11`4" x 14`0"
13`9" x 13`7"**

**Flex Space
Bedroom**
Legal/Tax/Financial

**Main
Upper**

**9`0" x 9`11"
9`10" x 10`8"**

Title:
Fee Simple
Legal Desc:

2410411

Zoning:
R-G

Remarks

Pub Rmks:

Step into this beautifully designed Legacy home, crafted for comfort, functionality, and style. With 9' ceilings on the main floor and basement, the spacious layout is perfect for modern family living. The executive kitchen features built-in stainless steel appliances, a chimney hood fan, upgraded quartz countertops, a waterline to the fridge, and a walk-through pantry, ideal for cooking and entertaining. Luxury Vinyl Plank (LVP) flooring flows throughout the main floor and wet areas, while extra windows fill the home with natural light. The 5-piece ensuite includes dual sinks, a soaker tub, a private water closet, and a walk-in shower with a tiled base and bench for a spa-like retreat. The west-facing backyard with a 12'6"x10' deck and gas line for BBQ offers the perfect outdoor space to relax or entertain. Additional highlights include a gas fireplace with a tiled face, paint-grade railings with iron spindles, and a stylish 6-mil glass sliding barn door. Photos are representative.

Inclusions:
Property Listed By:

**N/A
Bode**

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





