



THE
A-TEAM

**RE/MAX
FIRST**

24 ASTER Link, Okotoks T1S5Y1

MLS®#: **A2186925** Area: **D'arcy Ranch** Listing Date: **01/10/25** List Price: **\$620,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Okotoks**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,433 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,769**
 Low Sqft:
 Ttl Sqft: **1,769**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Tankless Hot Water,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
3pc Ensuite bath	Upper		Great Room	Main	14`0" x 14`2"
Dining Room	Main	9`0" x 10`8"	Bedroom - Primary	Upper	17`0" x 11`10"
Bedroom	Upper	9`4" x 10`7"	Bedroom	Upper	13`2" x 10`4"
Kitchen	Main	10`4" x 11`10"	Bonus Room	Upper	13`4" x 13`9"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**

Legal Desc:

2410411

Remarks

Pub Rmks:

The Valmore 3 offers a perfect blend of luxury and practicality, featuring a 9' ceiling on both the main and basement levels. The kitchen is a chef's dream with stainless steel appliances, a chimney hood fan, and a spacious walk-in pantry. Enjoy modern finishes with quartz countertops and undermount sinks throughout, along with Luxury Vinyl Plank (LVP) flooring in all main and wet areas. The main floor includes extra windows for plenty of natural light and a cozy electric fireplace. Upstairs, the bonus room boasts a vaulted ceiling, while the 3-piece ensuite is a retreat with a soaker tub and tiled walls. Outside, a west-facing backyard with a 9'x11' deck and gas line for a BBQ completes this stunning home. Black interior and exterior hardware add to its sleek design. 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







