



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 ASTER Link, Okotoks T1S5Y1**

MLS®#: **A2186955**      Area: **D'arcy Ranch**      Listing Date: **01/13/25**      List Price: **\$620,000**  
 Status: **Pending**      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: **3,541 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

**9**  
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),Walk-In Closet(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 is a stunning home offering modern design and functionality. With 9' ceilings on both the main and basement levels, this home feels open and airy. The chef-inspired kitchen features stainless steel appliances, a chimney hood fan, and a walk-in pantry. Beautiful quartz countertops with undermount sinks are found throughout, complemented by Luxury Vinyl Plank (LVP) flooring in all main and wet areas. The spacious main floor includes extra windows and a cozy electric fireplace. Upstairs, the vaulted ceiling in the bonus room creates a grand feel. The 3-piece ensuite offers a soaker tub with tiled walls. Outside, enjoy a west-facing backyard with a 9'x11' deck and gas line for a BBQ. Black interior and exterior hardware add a touch of elegance to this home. 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**







