



THE
A-TEAM

**RE/MAX
FIRST**

23 IRIS Crescent, Okotoks T1S 5V5

MLS®#: **A2189097** Area: **D'arcy Ranch** Listing Date: **01/21/25** List Price: **\$599,900**
 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: **2023**
Lot Information
 Lot Sz Ar: **2,803 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane,Front Yard,Landscaped,Paved,Rectangular Lot,Sloped Down**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,488**
 Low Sqft:
 Ttl Sqft: **1,488**

DOM

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 12`10"	Kitchen	Main	12`0" x 9`0"
Dining Room	Main	12`6" x 8`0"	Bedroom - Primary	Second	13`2" x 12`8"
Bedroom	Second	10`0" x 9`5"	Loft	Second	12`4" x 9`5"
3pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **DC**
 Legal Desc: **2210031**

Remarks

Pub Rmks: **Excellent young family home built by Morrison Homes or investment property (lower level suite option), very open main floor with quality finishes including vinyl plank flooring, quartz countertops, spacious kitchen with large island upgraded stainless steel appliance package. Rear facing great room with sheltered back door entry to a large and elevated deck, spacious front facing dining area. Upper floor features large primary bedroom with 3 pce ensuite, quartz countertop, walk in closet, second bedroom and third area loft that could be converted back to a third upper bedroom . Lower level has a private side door (for possible future suite, plumbed), pre planned for a livng room, bedroom, 3-4 pce bathroom and kitchen. Central air conditioning. Quiet crescent location. Large double detached garage (22x20 feet) with paved alley access, backyard partly fenced and landscaped**

Inclusions: **none**
 Property Listed By: **Royal LePage Solutions**

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







