



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 JUNIPER Street, Okotoks T1S 5S9**

MLS®#: **A2193160**

Area: **D'arcy Ranch**

Listing Date: **02/27/25**

List Price: **\$668,500**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **2018**  
Lot Information  
Lot Sz Ar: **3,587 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,581**  
Low Sqft:  
Ttl Sqft: **1,581**

DOM

**-0**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:  
Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

Parking  
Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Induction Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`1" x 5`7"
Kitchen	Main	9`6" x 14`10"
Dining Room	Main	12`0" x 12`3"
Bedroom - Primary	Upper	11`5" x 12`10"
Bedroom	Upper	9`0" x 9`5"
2pc Bathroom	Main	4`10" x 5`5"

Room	Level	Dimensions
Office	Main	8`0" x 12`7"
Living Room	Main	12`9" x 13`0"
Mud Room	Main	5`4" x 5`6"
Bedroom	Upper	9`5" x 10`0"
Laundry	Upper	5`8" x 6`3"
3pc Ensuite bath	Upper	5`7" x 10`4"

4pc Bathroom  
Family Room  
Furnace/Utility Room

Upper  
Basement  
Basement

5`0" x 9`5"  
14`1" x 19`0"  
8`4" x 9`9"

4pc Bathroom  
Bedroom

Basement  
Basement

5`0" x 8`5"  
9`10" x 11`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TN**

**1810667**

Remarks

Pub Rmks:

**\*OPEN HOUSE Saturday 2-4\* Looking for a FULLY FINISHED 4brdm home with \$75K+ upgrades PLUS OVERSIZED 26'x22' GARAGE? This gem was built by Morrison Homes and exudes superb quality and beautiful high quality finishing throughout. STEP INSIDE (click 3D virtual tour) and see for yourself ... MAIN FLOOR features spacious study at the front of the home, gorgeous kitchen w huge island and filled to the brim with upgrades (quartz countertop, full height cabinets, under cabinet lighting, induction cook-top, built-in wall oven, pull-out garbage & compost, oversized silgranite sink, reverse-osmosis water station & high end appliances), spacious living room w large windows overlooking yard, dining area, and back hall with build-ins. UPPER FLOOR features primary bedroom with walk-in closet and ensuite bathroom w upgraded shower glass & tiled walls, two additional bedrooms, laundry room and full bathroom. BASEMENT features large recreation room, fourth bedroom and another full bathroom. SOUTH BACK YARD is beautifully landscaped with grassed area, concrete patio with metal gazebo, and OVERSIZED 26X22 GARAGE. Did we mention AC, water softener, upgraded vinyl plank and carpet throughout? Location is fantastic with easy access to parks, pathways, pond, golf course, shopping, restaurants & schools. If you are looking for a fully finished home with Morrison Home's amazing quality, \$75K+ of upgrades, and an oversized garage, then THIS IS THE ONE!!!**

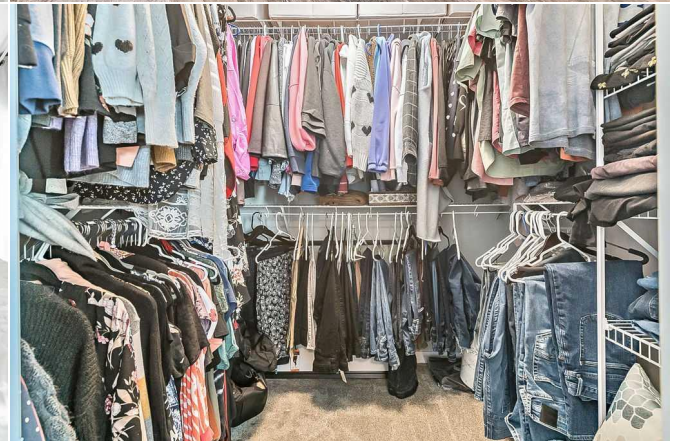
Inclusions:  
Property Listed By:

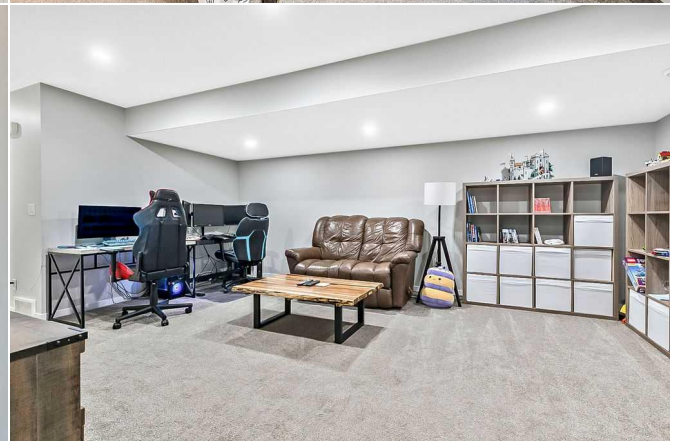
**Metal Gazebo, TV Bracket. Dining Two Piece Tall Hutch (in cantilever) and the Primary Suite King Bed Frame (mattress not included) are negotiable.  
CIR Realty**

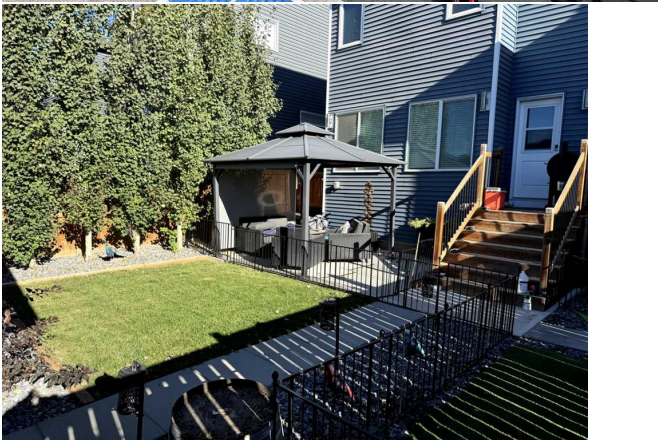
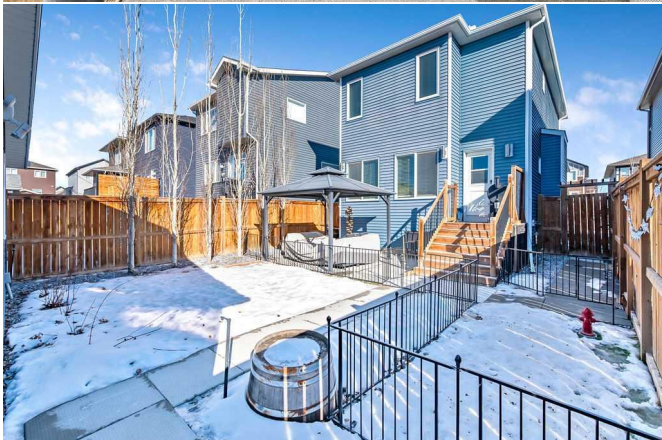
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

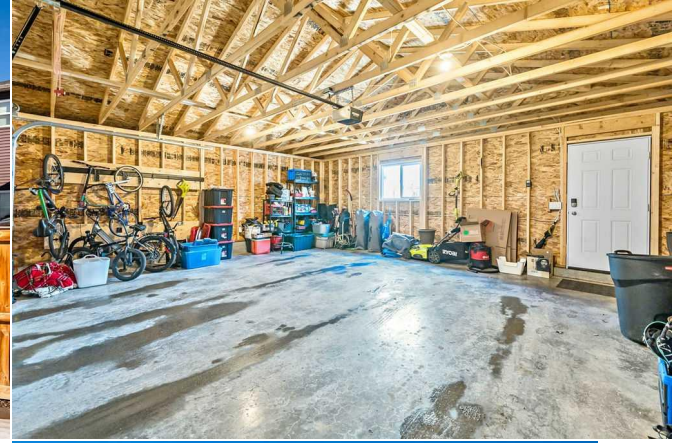
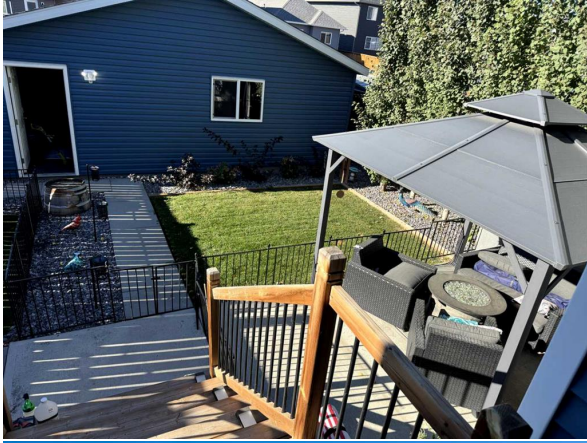












GROSS AREA 15 Juniper Street, Okotoks  
 MAIN LEVEL: 820 SqFt, UPPER LEVEL: 761.5 SqFt  
 BASEMENT: 798 SqFt  
 TOTAL: 1581.5 SqFt  
SIZES AND DIMENSIONS OF FLOORPLANS ARE APPROXIMATE AND MAY VARY.