

# **\$2,485,000 - 17 Oak Avenue, Okotoks**

MLS® #A2177610

**\$2,485,000**

5 Bedroom, 4.00 Bathroom, 4,103 sqft

Residential on 13.84 Acres

Heritage Okotoks, Okotoks, Alberta

Once in a lifetime Downtown Okotoks Acreage (13.84 Acres) and a spectacular 4103 sq. ft. 2-story home. The house is privately located in a Natural Area surrounded by green space, forests and wildlife. There is an attached cottage legal suite and an bonus room/home office over the triple car garage. The 2nd story balconies directly face the sunrise and sunset as well as 3 main level decks. Masonry Design winning exterior facade is finished in natural full bed local Sandstone and Fieldstone. Also featured is an original Rumford style Fieldstone fireplace and chimney. Fir lumber frame construction with walls 7-11 inches thick (R30), R50 attic insulation and Energy efficient windows. The kitchen offers Cherry cabinets with an Island and Granite Counter tops. All interior moldings are Natural Fir with Solid Fir Doors. The flooring throughout the house is Fir Hardwood or tile with a floor thickness up to 3 inches. Walking distance to all amenities, walking paths, dining and schools. The 534 sq. ft. bonus room over the garage offers a great opportunity for a home office. It features a heated tile floor, 7 windows for natural light, hardwired for data and a private entrance off the master bedroom or a private stairway to the garage below. The house itself is hardwired for cameras, motion detectors, glass break detectors and door opening detectors. All exterior door locks are electronic. The private attached self contained 534 sq. ft. cottage legal suite offers separate front and rear entrances with independent utilities. It



features a kitchen, bedroom, living area and bathroom with laundry facilities. Private driveway entrance, hard wired for a security gate and gate control to the house. This uniquely located acreage is located in the Sheep River Valley adjacent to the Okotoks Pathway System. Walking distance to fishing, shopping, recreation, dining and all local Downtown amenities. Your kids can walk to school. ALSO AVAILABLE AN ADJACENT 21 ACRES.

Built in 1972

### Essential Information

MLS® #	A2177610
Price	\$2,485,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,103
Acres	13.84
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	17 Oak Avenue
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S1K6

### Amenities

Parking Spaces	10
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Ceiling Fan(s), Chandelier, Central Vacuum, French Door, Jetted Tub, No Animal Home, Natural Woodwork, Sump Pump(s), Vaulted Ceiling(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Gas Range, Gas Stove, Window Coverings
Heating	Fan Coil, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Garden, Rain Gutters, Storage
Lot Description	Back Lane, Landscaped, Street Lighting, Backs on to Park/Green Space, Back Yard, Corner Lot, Garden, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, See Remarks, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	November 5th, 2024
Days on Market	187
Zoning	NA

## Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.