



GRASSROOTS
REALTY GROUP

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**12 Aster Link
Okotoks, Alberta**

MLS # A2271624



\$664,250

Division:	D'arcy Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,989 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Hogan 3 – a bright, stylish home designed with modern living in mind. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Step into an open-concept main floor featuring a walk-through pantry and a contemporary kitchen with stainless steel appliances, chimney hoodfan, and an island accented by pendant lighting. The great room offers a warm and inviting electric fireplace with tile surround, while a custom wall detail in the dining room adds a touch of elegance. Upstairs, the vaulted bonus room provides a spacious retreat, and the luxurious 5-piece ensuite creates a spa-like escape. With many windows throughout and a generous rear deck for outdoor enjoyment, the Hogan 3 delivers comfort, style, and thoughtful design at every turn. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.