



**24 Juniper Street
Okotoks, Alberta**

MLS # A2136679



\$685,000

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,822 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: None

THREE YEAR OLD detached home in D'arcy with over 1800sq.ft. space up plus large optional LEGAL BASEMENT SUITE down, and an OVERSIZED double detached garage to boot! Main floor features open concept floor plan with gorgeous vinyl plank flooring throughout, spacious living room with fireplace, bright dining room and superb kitchen with white cabinetry, quartz and large island. Upper floor features primary bedroom with ensuite bathroom and walk-in closet, two additional bedrooms, full bathroom, laundry, and bonus room. Lower level can be accessed from main floor for those who wish to use basement as an extension of their home, however can also be accessed directly from an exterior side door for those wishing to use for home based business or a legal rental suite. Legal suite was built by professional contractor (will provide permit number upon request). This level has kitchenette/wet-bar, large recreation room, laundry closet, full bathroom, and fourth bedroom. With two large windows, basement is saturated with natural light throughout the day. D'arcy is a new community within Okotoks, just minutes from parks, pathways, playgrounds, shopping & amenities & only fifteen minutes to Calgary. If you're looking for a home with a legal suite or optional home-based business potential, then this is the one!