



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**28 Aster Link
Okotoks, Alberta**

MLS # A2296225



\$749,900

Division:	D'arcy Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,932 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	TRADITI
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recreation Facilities, See Remarks, Separate Entrance		

Inclusions: blinds

Brand new purchase price plus GST - \$700,000, add extra furnace, jump through hoops pay permits to get legal suite designation in lower level finish lower level with everything ready for Suite, pour concrete sidewalk, along side of house, finish garage, add upgrades to finishing an appliances -\$80,000! Located in one of the best new developments of Okotoks! PRICELESS! And to think you get all of that without having to do that work for \$40,000 below what sellers have into it! What are you waiting for? Legal Suite! Better than New! Fully Loaded! Welcome to this beautifully upgraded, barely lived-in two-storey in one of Okotoks's most sought-after communities. Just one year old, this home offers the peace of mind of new construction plus thousands already invested in thoughtful upgrades you won't have to take on yourself. Upstairs, you'll find three spacious bedrooms, including a stunning primary retreat complete with a luxurious five-piece ensuite and plenty of room to unwind. A bright bonus living area and an additional full bathroom complete the upper level, perfect for families needing both space and flexibility. The main floor is designed for modern living, featuring a well-planned layout and an open-concept great room ideal for entertaining. The kitchen shines with quartz countertops, ample prep space, and a layout that keeps everything within reach while staying connected to the heart of the home. Downstairs is where the value truly stands out. The basement is already developed and prepped for a legal suite, including a separate side entrance, its own registered address, and a secondary furnace. Whether you're looking to create a mortgage helper or keep the space for personal use, the opportunity is already in place. And the extras don't stop there! Fully fenced yard, concrete walkway to the side entrance, and a finished garage

complete with added electrical, cabinetry, and more. These are the upgrades buyers often overlook… until they realize the cost. This is your chance to step into a near-new home with the work already done and the value already built in! Don’t hesitate to make this yours today!