



GRASSROOTS
REALTY GROUP

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17 Burns Street
Okotoks, Alberta

MLS # A2329908



\$794,541

Division:	Wedderburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,554 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

This home offers a lengthened garage, 9' basement walls, rear deck with BBQ gas line, added windows, LVP main floor, rounded arches, flex room with French doors, mudroom bench/coat rack, gas fireplace with maple mantle, vaulted bonus room, and paint-grade railing with iron spindles. Executive kitchen features built-in stainless steel appliances, cabinet-style chimney hood fan, gas cooktop, quartz backsplash, pull-out waste bin, pendant and under-cabinet lighting, plus walk-through pantry with French doors. Luxe ensuite includes standalone tub, fully tiled shower with bench and barn glass door, heated tile floor, and vanity drawers. 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 testings, 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.