



GRASSROOTS
REALTY GROUP

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18 Ware Street
Okotoks, Alberta

MLS # A2339381



\$748,096

Division:	Wedderburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,380 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Designed with families in mind, this beautiful Denali 6 home offers space to gather, grow, and stay organized. The main floor flex room with barn door is perfect for homework, play, or a quiet office, while the full-width electric fireplace creates a cozy spot for family nights. The executive kitchen features built-in stainless steel appliances, pendant lighting, quartz counters, pull-out waste bin, and a walk-in pantry with French door to keep busy days running smoothly. Upstairs, the vaulted primary bedroom and 5-piece ensuite offer a peaceful retreat. Enjoy LVP throughout the main, added windows, oversized garage, BBQ gas line rough-in, 9' basement ceiling, developed stairwell to the basement, and drawer storage in the ensuite and main bath. 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, 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.