

17 Cliff Street
Okotoks, Alberta

MLS # A2176837



\$629,400

Division:	Wedderburn		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,841 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Tankless Hot Water		

Inclusions: N/A

The Hogan 4 by Sterling Homes offers a perfect blend of comfort and style, designed as a 1,789 sq. ft. duplex with 3 bedrooms, 2.5 bathrooms, and a 2-car garage. The main floor features 9' ceilings, a well-appointed kitchen with stainless steel appliances, a chimney hood fan, walk-through pantry, and Silgranit sink. Cozy up to the electric fireplace with tile surround, or step outside to the rear deck, complete with a BBQ gas line for effortless entertaining. The upper level offers a vaulted bonus room, spacious bedrooms with walk-in closets, and a 5-piece ensuite featuring dual undermount sinks, a fully tiled shower, and a sliding glass barn door. Additional highlights include Luxury Vinyl Plank flooring throughout, quartz countertops, and Smart Energy features. Nestled in a vibrant community with easy access to schools, parks, and amenities, this home is built for modern living.*Photos are representative