



## 17 Cliff Street Okotoks Alberta

\$629,400

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 (id:6769)

2pc Bathroom Measurements not available

Dining room 11.83 Ft x 9.50 Ft

Great room 13.83 Ft x 11.50 Ft

Kitchen 11.08 Ft x 13.00 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bonus Room 13.83 Ft x 11.42 Ft

Primary Bedroom 14.00 Ft x 10.92 Ft

Bedroom 10.58 Ft x 10.33 Ft

Bedroom 9.83 Ft x 10.33 Ft

Listing Presented By:



Originally Listed by:  
Bode



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca