



**GRASSROOTS**  
REALTY GROUP

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**113 Thorson Crescent  
Okotoks, Alberta**

**MLS # A2223723**



**\$500,000**

<b>Division:</b>	Tower Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** n/a

Just Reduced \$20,000!! An Incredible New Price on this beautiful Bungalow ready for immediate possession! Open House this Sunday August 3rd, 2:00pm-4:00pm. Join us at this once in a lifetime opportunity to own this beautiful well taken care of and well loved home. This home sits on a HUGE lot! Perfect for garden lovers and those seeking a spacious backyard oasis for their family and friends. Enjoy a spacious floorplan with an open kitchen that includes stainless steel appliances and lots of natural light. Total of 3 bedrooms with an additional large 4th room and comfortable basement downstairs. Gorgeous New Washer and Dryer, Beautifully Updated Bathrooms, Newer Flooring, Newer Roof less than 10 years old and a new hot water tank installed in 2023. Lots of additional Storage Space in the basement for all your needs. The large front porch is enclosed and fenced ready for your sunny outdoor enjoyment this summer. This property also includes a shed perfect for a workshop. Book your showing today or come and visit us and see it for yourself at our open house this weekend! In great condition and a must see.