



GRASSROOTS
REALTY GROUP

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9 Hunters Mews Okotoks, Alberta

MLS # A2235461



\$629,900

Division:	Hunters Glen		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,768 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters		

Inclusions: Furnace, Water Softener, Instant Hot Water Tank, Air Conditioner are rental from Reliant can be bought out or contract can be taken over as part of the deal

This beautiful Air Conditioned family home sits on a massive corner lot, offering the perfect blend of comfort and convenience—just steps from shopping and schools. Upstairs, you’ll find three spacious bedrooms, including a primary complete with a walk-in closet and updated private ensuite. The upper level features hard surface flooring. On the main floor you will find the bright, modern kitchen boasts brand new flooring, stainless steel appliances, and a cozy eating area—perfect for morning coffee or family dinners. Two inviting living rooms provide flexible space for relaxing or entertaining one with a fireplace and another connected to the formal dining room. Downstairs, discover a private in-law setup with a comfortable sitting area, bedroom, and full bathroom—ideal for extended family or guests. There’s also an expansive rec room, ready for movie nights, play space, or your dream home gym. This home also comes with the cozy wood fireplace for cool evenings and chill winter nights to read or enjoy a glass of wine in warmth. Additional highlights include a double attached garage with pad perfect for all your parking and storage needs, as well as a huge corner lot with plenty of room to play, garden, or unwind outdoors. The Furnace, AC, Water Softener, Fence and Roof were recently updated. This is the one you’ve been waiting for, ready for final touches and perfectly located. Don’t miss your chance to call 9 Hunters Mews home! For more details or to book your private tour, contact your favourite agent today!