



**GRASSROOTS**  
REALTY GROUP

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**28 Hunters Crescent  
Okotoks, Alberta**

**MLS # A2242534**



**\$589,900**

<b>Division:</b>	Hunters Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,277 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Environmental Reserve, Low Maintenance Landscape, Private, F		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Stucco

**Foundation:** Wood

**Features:** Kitchen Island, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TN

**Utilities:** -

**Inclusions:** N/A

This LOCATION is hard to beat! Across the street from the Sheep River and within 3 blocks from shopping and schools, this IMMACULATE home sits in a mature, private cul-de-sac and offers tons of room for you and your family! The moment you step into the foyer you will notice this home had been lovingly cared for and freshly painted from top to bottom as well as the exterior trim. You will enjoy the large kitchen with center island and a window over the corner sink, the nook for your breakfast table and the massive dining and living area with vaulted ceiling. The upper floor is tucked away to the back of the home with 2 large bedrooms, 5 pc bath and a large master bedroom with 4 pc ensuite. The lower level features a brick wood burning fireplace, huge family room and 4 pc bath. The basement level is left for your imagination but offers tons of extra living space. The shingles, eavestroughs and downspouts were replaced 2 years ago, the hood fan and microwave are new and the flooring was all replaced a few years ago. You will love the location, the excellent care this home has had and the easy access to wherever you need to go!