



GRASSROOTS
REALTY GROUP

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**124 Tucker Circle
Okotoks, Alberta**

MLS # A2243011



\$525,000

Division:	Westmount_OK		
Type:	Residential/Four Plex		
Style:	Bungalow-Villa		
Size:	1,158 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Vinyl Windows		

Inclusions: none

Open House Saturday July 26 from 12-2pm. This beautifully renovated villa offers a fully finished walkout basement, 3 bedrooms, and 3 bathrooms. The main level has been updated with fresh paint, new vinyl plank flooring, and plush carpet. The kitchen features professionally refinished cabinets, granite counters, a corner pantry, and a raised bar for seating. The living room is warm and inviting with a corner gas fireplace, while the dining area opens through French doors to a lovely back deck with a gas line for your BBQ. The primary bedroom includes a walk-in closet and a 3-piece ensuite with tile floors and a walk-in shower. Laundry is conveniently located on the main level, and there is a 4-piece guest bathroom alongside a spare room that works well as a bedroom, office, or den. The bright walkout basement has large windows, new carpet, a spacious recreation room, a generous 3rd bedroom, and a 4-piece bathroom, plus a mechanical room with excellent storage space. This home also has a single attached garage and low condo fees, making it an outstanding choice.