



**GRASSROOTS**  
REALTY GROUP

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**99 Tucker Circle  
Okotoks, Alberta**

**MLS # A2249378**



**\$520,000**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 265
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

This beautifully maintained bungalow villa offers 1,188 square feet above grade with a smartly designed layout and welcoming curb appeal. The charming front porch sets the tone, leading inside to an open and airy main floor highlighted by nine-foot ceilings and a warm, inviting living area with a gas fireplace. Oversized windows allow natural light to flow through the living and dining spaces, while garden doors extend the living area out to the private back deck&mdash;perfect for barbecues and quiet evenings outdoors. The kitchen is both stylish and functional, featuring granite countertops, rich cabinetry, and plenty of workspace for everyday meals or entertaining. The primary suite offers comfort and privacy with a three-piece ensuite, while the second bedroom&mdash;currently set up as a cozy TV room&mdash;adds versatility to the main floor. A full bathroom and convenient access to the attached garage complete this level. Downstairs, the professionally finished basement expands your living options with a bright recreation room, a very spacious third bedroom with a walk-in closet, and another full bathroom&mdash;ideal for guests or extended family. Large basement windows enhance the space with natural light, creating an inviting and open feel. Additional features include an insulated and drywalled single attached garage, central vacuum system, water softener, and gas BBQ hookup on the deck. The west-facing backyard enjoys the benefit of mature trees, offering shade and privacy. Located in the highly desirable Tucker Hill complex, this bare land condo combines the feel of a private home with the ease of a low-maintenance lifestyle. Close to shopping, schools, parks, and pathways, it's an excellent opportunity for those looking for a quiet, well-managed community without compromising space or style.

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