



GRASSROOTS
REALTY GROUP

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**34 Wilson Street
Okotoks, Alberta**

MLS # A2250622



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, See Remarks, Storage, Wood Counters		

Inclusions: N/A

Nestled on a spacious lot in a quiet Okotoks neighbourhood, this beautifully updated bungalow offers the perfect blend of charm, comfort, and functionality. With 2+1 bedrooms, 2 full bathrooms, and a fully finished basement, this home is move-in ready and designed for both everyday living and entertaining. The main floor is bright and welcoming, featuring fresh paint and easy-care laminate flooring throughout. In the living room, a striking feature wall creates a stylish focal point, while large windows—replaced in 2015—flood the space with natural light. The galley-style kitchen has been refreshed with white cabinetry, butcher block counters, and a large country sink, offering plenty of workspace and storage. A sunny breakfast nook is perfect for casual meals, while the generous formal dining area is ideal for entertaining. From here, updated sliding doors (2015) lead to a two-tier, low-maintenance composite deck (2022) with built-in seating—an effortless extension of your living space. Two bedrooms with roomy closets and a 4-piece bath complete the main level. Downstairs, the fully finished basement expands your living options with a large recreation room anchored by a cozy wood-burning stove. The huge lower-level bedroom serves as a private retreat, complete with a large closet and an upgraded 3-piece ensuite featuring an oversized glass and tile shower. A bright laundry and utility area with a laundry sink, plus plenty of storage, add everyday practicality. Outdoors, the fully fenced backyard (new fence in 2022) is a true highlight, offering garden beds, mature trees, and a deck built for summer evenings and BBQs, complete with a gas line. Parking is no issue with an oversized double detached garage (roof replaced in 2021) and additional space for two more vehicles or an RV. This home also comes equipped with central vac for added convenience and

is ideally located within walking distance of schools, parks, and the recreation centre. With groceries, shopping, and the Sheep River pathways just minutes away, this bungalow combines updates, comfort, and an unbeatable Okotoks location.