



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**158 Hodson Crescent
Okotoks, Alberta**

MLS # A2251596



\$500,000

Division:	Tower Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,270 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Low Maintenance		

Heating: Fireplace(s), Forced Air, Wood

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Brick, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: none

Spacious 1270 sq. ft. Bungalow, located in Towner Hill Neighbourhood. This property has so much to offer and so much potential! This bungalow offers comfort, space, and upgrades in a quiet, mature area. Sitting on a great-sized lot, this property features an oversized double garage, generous yard space, back deck and fenced. Inside, you'll find 3 bedrooms and 2 bathrooms, providing ample room for family, & guests. The functional floor-plan includes a bright living area with a wood burning fireplace, a well-sized kitchen, with lots of cupboards, and a dining room. Plenty of storage throughout, you'll have space for everything from seasonal gear to hobby supplies. Whether you're enjoying the established neighbourhood feel, or relaxing, this property offers a wonderful blend of comfort and practicality.