



GRASSROOTS
REALTY GROUP

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**103 Thorson Place
Okotoks, Alberta**

MLS # A2251777



\$546,000

Division:	Tower Hill		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,244 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Garage Faces Front, Single Garage Detached, Tandem		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome home to 103 Thorson Place! This updated three-level split offers the perfect blend of modern comfort and a warm, welcoming feel. Featuring four bedrooms (three up, one down) and three bathrooms, including a convenient 3-piece ensuite, this home has been thoughtfully upgraded. The heart of the home is the brand-new kitchen with stylish finishes and new appliances (fridge, stove, dishwasher, and gas range). The adjoining living room is highlighted by a new, professionally installed EPA-certified wood-burning stove, creating a cozy atmosphere for family gatherings and toasty winter nights. Major updates bring peace of mind, including new windows in 2022 (all but front bay window), new hot water tank (Aug. 2025), new motor in the furnace, and a new roof on the garage. New shingles, eaves and downspouts were installed in 2017 on the house. Flooring has been refreshed with brand-new vinyl plank on the main level and new carpet upstairs and on both staircases. Outside, enjoy the private, beautifully landscaped and fenced backyard, complete with a shed and cement pad for a fire pit—perfect for relaxing or entertaining. The location is ideal, close to a variety of schools, shopping, the Okotoks Rec Centre and located 3 houses from Thorson Park that is connected to the amazing Okotoks’ pathway system. This move-in ready home combines comfort, functionality, and an unbeatable location.