



**GRASSROOTS**  
REALTY GROUP

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## 20 Hunters Gate Okotoks, Alberta

**MLS # A2252571**



**\$489,000**

<b>Division:</b>	Hunters Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,089 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Smoking Home, Pantry		

**Inclusions:** N/A

This welcoming 4-bedroom bi-level has seen thoughtful updates in recent years and is ready for its next chapter. The main floor features 3 bedrooms and a full bathroom, along with a spacious living and dining area and a functional kitchen complete with stainless steel appliances. The lower level offers an additional bedroom, a second full bathroom with a stand-up shower, and a large recreation room—perfect for family gatherings or entertaining. Recent updates include central A/C, a newer roof, and upgraded windows (most replaced within the past two years). The exterior is finished in durable, energy-efficient stucco, and all major mechanical systems are in excellent shape. Outside, the large yard with mature trees provides plenty of privacy, and the full concrete driveway along the side of the home offers generous off-street parking. The location is unbeatable—close to schools, shopping, and the scenic river pathway system. This is the perfect family home and a smart investment in a growing community.