



GRASSROOTS
REALTY GROUP

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24 Hunters Gate Okotoks, Alberta

MLS # A2260468



\$470,000

Division:	Hunters Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,264 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Incredible VALUE in the heart of Okotoks! This charming home offers an EXCELLENT LOCATION within walking distance to schools, parks, restaurants, coffee shops, and all amenities. Conveniently located directly across the street from Big Rock Elementary (K-6), you can easily watch your kids walk to school. Nestled in the sought-after community of Hunters Glen, you're just steps from the beautiful SHEEP RIVER pathway system with over 30 km of walking and biking trails. This mature neighborhood is known for its big trees and welcoming feel. The main floor features a spacious kitchen with NEWER appliances (DISHWASHER replaced 2 years ago, FRIDGE & STOVE replaced 1 year ago), an eating area, a large living room, and a convenient main floor bathroom. Upstairs you'll find 3 generously sized bedrooms and a full bathroom. The basement is unfinished and ready for your personal touch. Recent UPDATES include ROOF & WINDOWS replaced in 2022. Outside, there is off-street parking for at least 2 vehicles. Don't miss this opportunity — this is the most affordable SINGLE FAMILY HOME in Okotoks today!