



GRASSROOTS
REALTY GROUP

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104 Thorson Crescent
Okotoks, Alberta

MLS # A2264208



\$530,000

Division:	Tower Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,193 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s)		

Inclusions: N/A

3-BED | 2.5 BATH | 2,292 TOTAL SQ.FT. | FULLY RENOVATED | FINISHED BASEMENT | Welcome to this beautifully RENOVATED, modern farmhouse bungalow offering over 2,100 sq/ft of developed living space, nestled on a QUIET STREET in Tower Hill. The fully REMODELLED KITCHEN features quartz countertops, stainless steel appliances, a massive central island, and a custom hood fan. The open-concept layout connects the kitchen to the spacious dining area, perfect for hosting a large table. The bright living room is filled with NATURAL LIGHT from the impressive vaulted, floor-to-ceiling front window. Enjoy cozy nights by the WOOD-BURNING FIREPLACE, complete with a custom wood mantle and tile surround. The master bedroom easily fits a king-sized bed and includes a recently updated en-suite. The main level boasts WIDE PLANK HARDWOOD floors, while modern tile enhances the bathrooms. The FULLY FINISHED BASEMENT includes a renovated 4-piece bath, an office, AMPLE STORAGE, and a large entertainment room with a wet bar and second fridge. Other updates include a NEW HOT WATER TANK and NEW WASHER & DRYER. Outside, the recycled asphalt driveway leads to a large shaded deck and spacious backyard with a firepit, perfect for outdoor living. This home is within walking distance of the Rec Center, Splash Park, schools, and pathways, with easy access to Calgary's main routes. This charming family home won't last long. Book a showing today before it's too late.