



**40 Hunters Gate
Okotoks, Alberta**

MLS # A2280448

\$549,900

Division:	Hunters Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,264 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped, Level, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Wood	Utilities:	-
Features:	Bookcases, High Ceilings, Open Floorplan, Storage		
Inclusions:	Vacuum as is		

HOME SWEET HOME! Welcome to EXCEPTIONAL VALUE in the heart of Okotoks in this fully finished WALKOUT HOME offering 4 bedrooms, 2 bathrooms and a double attached garage on a spacious lot on a quiet street. Stepping inside you will fall in love with the open concept and immaculately maintained floorplan offering a spacious foyer, modern laminate flooring and upstairs is where you will find the vaulted ceilings, expansive windows, and an effortless flow designed for everyday living and entertaining alike. The updated kitchen offers ample cabinetry, generous counter space, and a large dining area with direct access to a raised deck, ideal for summer BBQs or quiet mornings outdoors. The primary bedroom is a true retreat, comfortably fitting a king-sized bed and featuring a 4-piece spa-like ensuite bathroom filled with natural light. A second bedroom and full bathroom with tub complete this level. Downstairs, the FULLY DEVELOPED WALKOUT BASEMENT sets this home apart. Large windows flood the space with light, while a cozy gas fireplace creates the perfect spot for movie nights, a games area, or even a home-based business setup. Two more great-sized bedrooms, laundry/utility room, garage access, and excellent storage complete this versatile lower level. Step outside to enjoy a beautifully landscaped, private backyard with mature trees, a concrete and brick patio with pergola, and a fully fenced yard providing you with your own peaceful oasis. NOTABLE UPGRADES include updated electrical, new GFI outlets, hard-wired smoke and carbon monoxide alarms, new garage door, poly-b removed, shingles (2019), Hot water (2019) and air conditioning, offering comfort and peace of mind. Located a quick drive to Calgary and within walking distance to Big Rock School, the Okotoks Library, the Sheep River pathways, parks, and

everyday amenities, this home delivers the lifestyle Okotoks is known for: nature, community, and convenience all at your doorstep. Don't miss out, book your private tour of this GEM today!