



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3 Tucker Circle  
Okotoks, Alberta**

**MLS # A2281605**



**\$459,900**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 201
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Quartz Counters		

**Inclusions:** NA

Welcome to Tucker Hill! This is one of the best placed townhome communities in Okotoks, with shopping nearby, Westmount and Foothills Composite schools within walking distance, and quick access to the highway for a weekend adventure. This complex is perfect for families and professionals of any stage. This home has been fully renovated with modern, elegant fixtures. The living room has large windows, a 10' ceiling, a corner gas fireplace, and access to the balcony that overlooks Tucker Pathway. The kitchen is on the next floor up, completely renovated with quartz counters, Stainless Steel appliances, and modern cabinets. The layout works beautifully for kitchen and living room gatherings. The 2 piece bathroom and laundry is located conveniently on the main floor. Upstairs, there are 2 Primary bedrooms with their own private ensuites, and an open space between them for a more private office space. The walkout basement is used as an office right now, but works great as a third bedroom too! The single attached garage and extra long driveway are perfect for parking multiple vehicles. Contact your favourite agent to book a private viewing!