



**GRASSROOTS**  
REALTY GROUP

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**102 Hodson Crescent  
Okotoks, Alberta**

**MLS # A2283636**



**\$624,900**

<b>Division:</b>	Tower Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Vinyl Windows		

**Inclusions:** N/A

You do not want to miss this incredible family home! With a fantastic floorplan, meticulous care, and a location that's within walking distance to schools, shopping, and the recreation center, this home truly has it all. As you step through the front door, you'll be amazed at the expansive living space this well-designed four-level split offers (approximately 2,400 sq ft of developed living space). The thoughtful layout creates a home that lives much larger than its square footage suggests. The spacious kitchen is a chef's dream, featuring a massive island with a prep sink, stunning quartz countertops, plenty of cabinet space, and ample room for seating—perfect for both cooking and entertaining. The large living room is cozy yet inviting, with a wood-burning fireplace and a bright dining area surrounded by windows that fill the space with natural light. It's the perfect place to relax and unwind. On the upper level, you'll find two children's bedrooms that share a 4-piece bath, and a master bedroom with a 4-piece ensuite. The lower level offers a large family/playroom, a 3-piece bath, and a laundry room. On the lowest level, you'll enjoy even more space with a sizable rec room, an additional bedroom, and a utility/storage room. Outside, the large tiered deck (with gas line to the barbeque) and raised garden beds provide the perfect space for outdoor living. And don't forget about the 20'x21.6' detached garage, which is heated and in like-new condition! This home has been thoughtfully updated over the last 10 years, with modern features like air conditioning, a newer hot water tank, furnace, and a Kinetic water filtration system. You'll truly fall in love with this beautiful home—and as a bonus, you'll have the best neighbors around!

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