



**133 Tucker Circle  
Okotoks, Alberta**

**MLS # A2289393**



**\$509,000**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 249
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Workbench in Garage.

Welcome to the NON-AGE restricted community of Tucker Hill making it a popular choice for first time home buyers or retirees. This well-designed bungalow offers over 1,070 sq ft on the main floor with a bright, functional layout and comfortable everyday living. Step inside and you're greeted by warm hardwood floors that flow through the main living areas. The living room is filled with natural light from large windows and features a cozy gas fireplace, creating an inviting space to relax or entertain. The kitchen offers plenty of cabinetry, granite countertops, and a practical layout that opens nicely to the dining area, perfect for everyday meals or hosting friends. The S/S fridge is less than a year old. Just off the dining room, sliding doors lead to the back patio, making summer BBQs and morning coffee outside easy and convenient. The main floor primary bedroom is spacious and includes its own 3-piece ensuite. The second bedroom, located adjacent to the main 4 piece bathroom, could easily be used as a home office. Convenience continues with main floor laundry (new washer and dryer) and direct access to the attached single garage that is almost 22' long. The fully finished basement adds valuable living space with two more bedrooms, an open living space, and a convenient 2-piece bathroom. The oversized bedroom offers plenty of room for a guest suite, teen retreat, or flexible multi-use space. Plenty of room in the utility room for storage. Furnace was recently inspected and cleaned for additional peace of mind.