



**35 Tucker Circle
Okotoks, Alberta**

MLS # A2291835



\$424,900

Division:	Westmount_OK		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,473 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 201
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Most window coverings

Welcome to your new home in the non-age restricted Tucker Hill! Fantastic for a first time homebuyer, or an investor looking for a great location. This is one of the best placed townhome communities in Okotoks, with shopping and restaurants nearby, Westmount and Foothills Composite schools within walking distance, and quick access to the highway for a weekend adventure. All of your journeys can be supported by the walking paths nearby. This home has parking for 2, one in the garage, and one in the driveway. With plenty of visitor parking throughout the complex! On the first entry, you are welcomed by the long foyer, complete with large coat closet, from there you can proceed up to the living room, or down into the partially developed walkout basement. The partially developed basement is perfect as a heated hobby space, or you could finish the development and have another room! The living room is bright and airy, and the fireplace is well situated to be either the focal point with a TV on top, or as a corner accent. There are a lot of windows to bring in the morning light. From the living room, you will be able to access the large balcony, great for a weekend BBQ or morning coffee. Up the next set of stairs you'll find the bright Kitchen and Dining room, with plenty of counter space for all of your cooking needs. The half bath comes complete with the stacked washer and dryer. Upstairs, there is a loft separating the 2 complete bedrooms, perfect as an office or reading nook. The 2 bedrooms come complete with full 4 piece ensuites, and closets, perfect for a young family, or a young professional and a room mate. Tucker Hill is a quiet and friendly neighbourhood, and a well run condo with affordable condo fees that cover water, sewer, snow removal, lawn care, and trash.