



**8 Tucker Circle
Okotoks, Alberta**

MLS # A2301273



\$529,999

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|------------------|--|---------------|-------------------|
| Division: | Westridge | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,156 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Interior Lot, Landscaped, Lawn | | |

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|--------------------|---------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 265 |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | NC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings | | |

Inclusions: TV Wall Mount

Imagine being able to enjoy nature directly in your backyard! Backing onto serene greenspace, with no rear neighbours, is the highlight of this home. This beautiful attached bungalow was originally built as a showhome, and offers beautiful upgrades throughout. 8 Tucker Circle, a 2 bedroom layout, is perfect for first time home buyers or downsizers. The main level offers open living space, with the kitchen and living room positioned together, it's the perfect space to come together as a family. The Kitchen features granite countertops with a raised eating bar, ample cabinets for storage, and a corner pantry. Sliding glass doors allow access to your private deck, overlooking the expansive yard, and is a true extension of the home. Step through the double frosted glass doors into your formal dining room, currently utilized as a dining and office space combination. Brand new light fixtures, gorgeous hardwood floors and warm tones add to the welcoming comfort of this home. Find your primary retreat on the main level. Large enough for a king sized bed, and accented by a walk in closet and full bathroom with a stand-alone shower. Beautiful wooden handrail leads you downstairs to the fully finished lower level. You'll appreciate the three large windows that allow natural light to flow into the living area. Enjoy being able to unwind and relax in front of the gas fireplace. The second large bedroom, with a large walk in closet, is perfect for an older child or hosting out of town guests in comfort. A full bathroom and laundry room complete the area. Appreciate your own single attached garage and additional driveway space. Ample guest parking is located close by. Notable features: new light fixtures and faucets throughout, water softener, A/C, convenient and close to all amenities, walking paths close by. Pets allowed upon board approval, no age restrictions.