



**209 Tucker Boulevard
Okotoks, Alberta**

MLS # A2304124



\$565,000

Division:	Westmount_OK		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,332 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: NA

Welcome home! This well maintained 2 car garage bungalow is ready for its next owners. Located in the desirable community of Tucker Hill, this home won't last long. Entering the home, you'll find the deep foyer, with lots of room for a boot rack and space to welcome guests. To the right, you'll find the first bedroom, which would function great as a naturally lit office. Across from the bedroom is the garage access, complete with a work bench and storage solutions! Further into the home, the open living room and kitchen welcomes you to relax or host. The living room comes complete with a gas fireplace, and media connections on top of the mantle. To the right of the living room, the dining room is set beside a massive window to bring in all the natural light you might need. Towards the back is the huge South West balcony, complete with a natural gas BBQ hook up. The kitchen is well laid out, clean, and provides dedicated space for a coffee bar, and space to work on either side of the electric cook top. The kitchen also hosts a dedicated pantry, and wall oven. Heading down the hallway, you'll find the main 4 piece bathroom, with the stacked washer and dryer located behind the linen closet door. The primary bedroom provides enough space for a king sized bed, and night stands on either side, it also comes complete with a Walk In Closet, and a 4 Piece Ensuite. Downstairs, the recreation room is ready for however you want to set it up, it has enough space for a pool table on one side, and a dry bar on the other. You can set it up however you like, the possibilities are limitless. You'll also find another 4 piece bathroom, and the 3rd bedroom, which comes with another Walk In Closet. There is also plenty of storage both under the stairs, and in the utility room. Complete with Air Conditioning and a gas fireplace, this home is ready for whatever

season mother nature decides to throw at us next week.