



**34 Crescent Road  
Okotoks, Alberta**

**MLS # A2304602**



**\$695,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,386 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** None

Exceptional opportunity for INVESTORS and or DEVELOPERS. Located on a quiet no-through road on Crescent Road East, this property features THREE lots and a solid 1,386 sq. ft. bungalow. The functional floor plan includes a bright living area with a large picture window to capture the TOWN & MOUNTAIN views, a kitchen and dining area, three bedrooms, a four-piece bathroom, and a three-piece ensuite. Situated on a generous corner lot in a mature neighborhood, the property also offers an oversized double garage with alley access and RV parking. Whether you are looking for a comfortable home or a project with significant development potential, this property offers endless possibilities. NOTE # 30 Crescent Road also for sale [ 2 LOTS ] ; potential 125 ft frontage with these two properties combined re A2304679