



**14 Knight Street  
Okotoks, Alberta**

**MLS # A2137283**



**\$699,900**

<b>Division:</b>	Central Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,347 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Block, Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** HOT TUB-See Remarks

This delightful detached bungalow sits proudly on a spacious 50x125ft lot, making it perfect for your inner gardener, BBQ master, or backyard game enthusiast. Step inside to a living room that flows so seamlessly into a large chef's kitchen, you'll swear they choreographed it for a cooking show. Hosting friends or enjoying family time has never been this effortless. Whether it's movie night or game day, the finished basement is your canvas, ready for a home theater, game room, or the ultimate personal retreat. With a south-facing front exposure, natural light fills the home throughout the day, casting a warm and welcoming glow on all your shenanigans. The double garage is practically begging to house your vehicles and any random items you can't part with. Plus, the RV parking at the back is perfect for those with an adventurous spirit—or for when you need a mobile escape from family gatherings. Located in a family-friendly community, this charming bungalow is within easy reach of schools, shopping in old town/downtown Okotoks, and all your retail therapy needs. The versatile outdoor space is perfect for gardening, hosting barbecues, or simply relaxing in the serene surroundings of Okotoks. Key Updates Include: New hi-efficiency Lennox Furnace (2016): Because nobody likes cold feet. Re-shingled Garage (2016): Keeping your stuff dry and your head high. New hi-efficiency John Wood Hot Water Tank (2017): For those long, luxurious showers. Front & Back Deck replaced (2020): Perfect for sunset watching and deep thoughts. New Clothes Washer and Gas Dryer (Oct 2022): Because efficient drying is the unsung hero of laundry day. (in progress) New Flooring in 2nd Kitchen + Main Floor Bedroom: Your feet will thank you. New Paint in Kitchen and Bedrooms: Fresh, clean, and ready for your personal touch. Don't miss this

fantastic opportunity to own a beautiful piece of Okotoks real estate at a competitive price. Experience the perfect blend of small-town charm and modern convenience at 14 Knight Street &ndash; your dream home with a side of humor awaits!