



THE
A-TEAM

**RE/MAX
FIRST**

14 HUNTERS Gate, Okotoks T1S 1K9

MLS® #: **A2124657**

Area: **Hunters Glen**

Listing Date: **04/18/24**

List Price: **\$499,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1988**

Lot Information

Lot Sz Ar: **5,597 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped**
Park Feat: **Driveway, Stall**

Finished Floor Area

Abv Sqft: **1,295**
Low Sqft:
Ttl Sqft: **1,295**

DOM

31

Layout

Beds: **5 (5)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	11`8" x 15`10"
Kitchen	Main	9`2" x 10`3"
Bedroom	Second	9`6" x 12`0"
4pc Bathroom	Second	5`0" x 13`0"
Bedroom	Third	8`6" x 12`5"
Game Room	Lower	10`10" x 13`5"

Room	Level	Dimensions
Dining Room	Main	10`1" x 12`0"
Bedroom - Primary	Second	13`0" x 13`7"
Bedroom	Second	9`1" x 9`7"
Bedroom	Third	11`5" x 14`1"
4pc Bathroom	Third	7`0" x 12`6"
Storage	Lower	7`0" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

8110766

Remarks

Pub Rmks: **Wonderful affordable 5 bedroom, 2 bath home located close to schools and shopping. Sweet 4 level split with spacious entryway leading to the open concept great room/dining area ideal for family gatherings. Stylish oak cabinetry in the kitchen with huge newer patio door leading out to the West facing deck area. Open railled stairway leads to the upper level offering 3 bedrooms, with a full 4 pce bath with cheater door leading to the primary bedroom that can accommodate your king-sized bed. The lower third level features 2 additional bedrooms an upgraded 4 piece bath with large shower and 2 sinks ideal for your children. Plus there is a huge storage area that can easily hold your freezer. The lower 4th level boasts a rec room that is currently used as a craft room, laundry area and 2 other storage areas. All on a good sized fully fenced lot. The Roof was replaced approximately 5 years ago.**

Inclusions: **Electric fireplace in the Great Room**
Property Listed By: **RE/MAX Complete Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









