



THE
A-TEAM

**RE/MAX
FIRST**

14 KNIGHT Street, Okotoks T1S1G2

MLS®#: **A2137283** Area: **Central Heights** Listing Date: **06/19/24** List Price: **\$699,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **6,350 sqft**
 Lot Shape: **50ft x 125ft**

Finished Floor Area
 Abv Sqft: **1,347**
 Low Sqft:
 Ttl Sqft: **1,347**

DOM

16
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Rectangular Lot**
 Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,On Street,Oversized,RV Access/Parking,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Garden,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Dishwasher,Freezer,Garage Control(s),Gas Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings**
 Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	24`3" x 11`9"	Dining Room	Suite	11`9" x 8`1"
Bedroom - Primary	Main	12`8" x 11`5"	Bedroom	Main	8`9" x 11`6"
4pc Bathroom	Main		Kitchen	Main	11`3" x 17`7"
Breakfast Nook	Main	11`4" x 13`1"	Bedroom	Main	10`4" x 7`10"
Family Room	Lower	16`11" x 22`8"	4pc Bathroom	Lower	0`0" x 0`0"
Bedroom	Lower	18`3" x 13`4"	Foyer	Main	10`3" x 7`10"

Walk-In Closet

Lower

8'7" x 9'0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

4208HT

Zoning:

RC-1

Remarks

Pub Rmks:

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 - your dream home with a side of humor awaits!

Inclusions:

Property Listed By:

HOT TUB-See Remarks

Real Broker

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

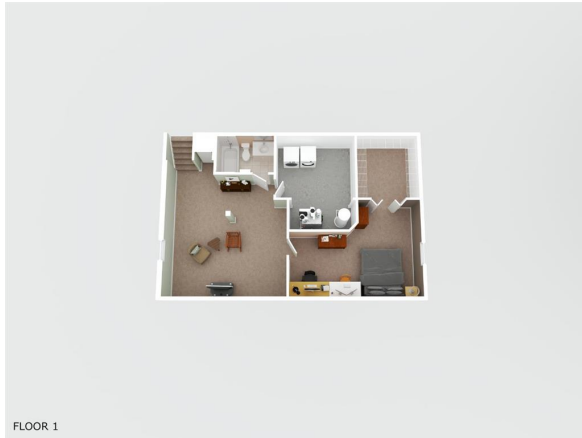






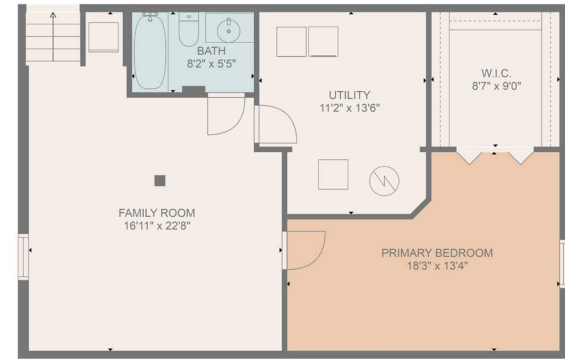






REN Visual

TOTAL: 1334 sq. ft.
 Below Ground: 367 sq. ft. FLOOR 2: 1267 sq. ft.
 EXCLUDED AREAS: UTILITY: 142 sq. ft., DECK: 194 sq. ft.
 Measurements by REN Visual are highly accurate, cannot be used as building statements.



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