



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 ALCOCK Street, Okotoks T1S 1A8**

MLS®#: **A2163206**

Area: **Rosemont**

Listing Date: **09/09/24**

List Price: **\$675,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **1979**

Finished Floor Area

Abv Sqft: **1,163**  
Low Sqft:  
Ttl Sqft: **1,163**

DOM

**10**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,243 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Few Trees,Level,Rectangular Lot**  
Park Feat: **Additional Parking,Alley Access,Heated Garage,Oversized,RV Access/Parking,Triple Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **No Animal Home,Open Floorplan,Separate Entrance,Storage,Sump Pump(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 8`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 13`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 8`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 18`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 9`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`2" x 37`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 15`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>3pc Ensuite bath</b>	<b>Main</b>				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7610972**

Zoning:  
**TN**

Remarks

Pub Rmks: **\*Open House Sat. Sept 14, 1-3pm\* An established and quiet community known for its mature surroundings and walking distance to downtown Okotoks and the scenic river valley, welcome to Rosemont! This charming bungalow is situated on a large lot, backing a park with an oversized, heated TRIPLE garage with RV parking and additional space for extra vehicles. The home features an open-concept main level with hardwood floors and a gas fireplace in the living room with a large front window allowing for natural light to flow through the space. The kitchen and dining area are seamlessly connected and open to a back deck through patio doors. A side entrance provides easy access to the yard. The primary bedroom includes an ensuite with a tiled shower, while two additional bedrooms and a full bathroom complete the upper level. The basement has been updated with new carpet and fresh paint, featuring a fourth bedroom and an additional bathroom plus plenty of storage. Roof (2016), siding, metals, fence, and front door (2017). The large lot is adorned with mature trees and custom built storage shed, enhancing the property's curb appeal and offering a lovely outdoor space.**

Inclusions: **Storage Shed, Air Conditioning unit - as is, Central Vac- as is**  
Property Listed By: **CIR Realty**

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





12 Alcock St, Okotoks, AB

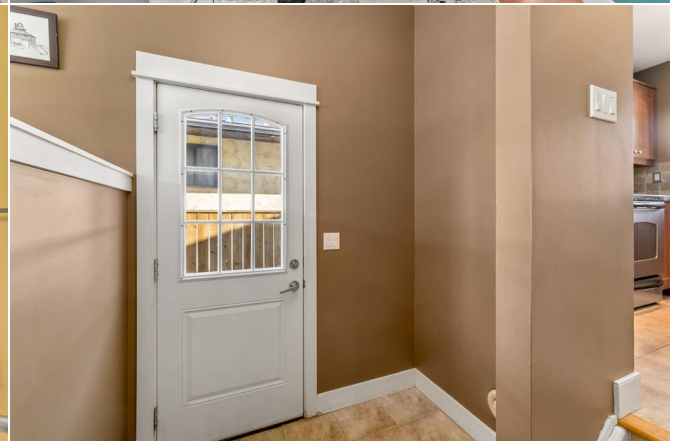
Main Floor Exterior Area 1162.69 sq ft  
Interior Area 1082.02 sq ft



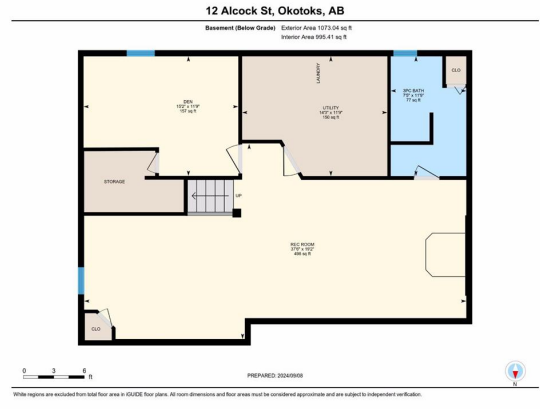
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PREPARED 2024/09/09  
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.









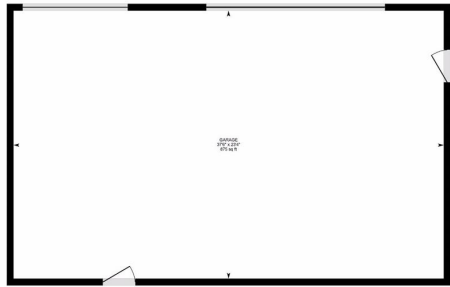






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Garage Excluded Area 674.70 sq ft



PREPARED: 2024/09/05

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