



THE
A-TEAM

**RE/MAX
FIRST**

54 OKOTOKS Drive, Okotoks T1S 1E7

MLS®#: **A2165849**

Area: **Central Heights**

Listing Date: **09/16/24**

List Price: **\$625,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1975**

Finished Floor Area
Abv Sqft: **1,176**
Low Sqft:
Ttl Sqft: **1,176**

DOM

3
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,458 sqft**
Lot Shape:

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Low Maintenance Landscape**
Park Feat: **Double Garage Detached,Garage Faces Rear,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Quartz Counters,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`1" x 10`4"	Living Room	Main	12`0" x 17`7"
Dining Room	Main	8`10" x 12`0"	Kitchen	Main	9`1" x 14`1"
Bedroom - Primary	Main	11`4" x 11`8"	Bedroom	Main	9`0" x 13`4"
Bedroom	Main	9`0" x 9`10"	Family Room	Basement	12`4" x 25`2"
Bedroom	Basement	10`3" x 13`2"	Bedroom	Basement	10`4" x 21`4"
Laundry	Basement	8`8" x 8`9"	Storage	Basement	10`1" x 13`1"
4pc Bathroom	Main	5`0" x 7`9"	3pc Ensuite bath	Main	5`0" x 8`0"

4pc Bathroom

Basement

5`0" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

7510111

Remarks

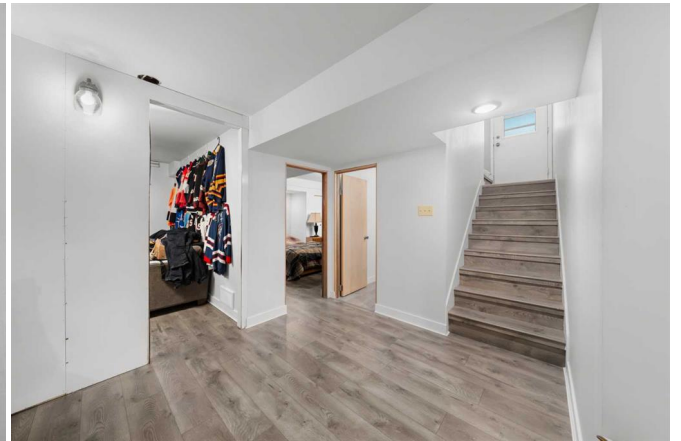
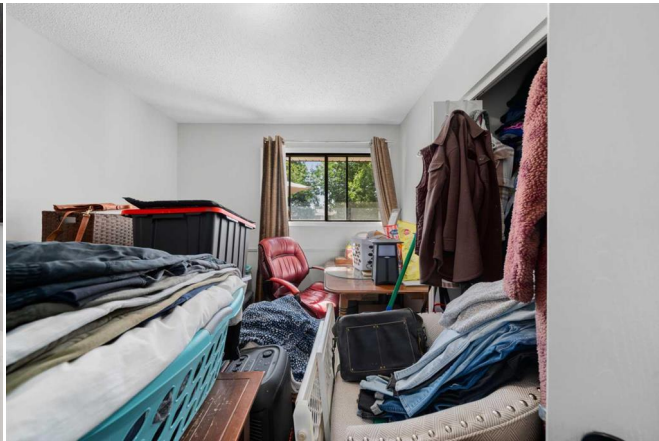
Pub Rmks: **Welcome to this lovely fully finished bungalow with double detached garage located close to schools and the recreation center. This great bungalow has had lots of recent updates including vinyl plank flooring throughout the home. As you walk in you are impressed with the lovely flooring, vaulted ceilings and tons of natural light. The spacious living room features a log burning fireplace with a gas starter, so you can relax and enjoy the view over your front yard! The dining room is a great place to entertain your guests and has plenty of room for a large table. The kitchen features white cabinets to the ceiling, stainless steel appliances and has newer windows overlooking the backyard. On this level are 3 bedrooms, the large master features a a 3 piece ensuite with large shower and vanity with quartz countertop. The 4 piece family bathroom has deep soaker tub with shower and a large vanity with quartz counter. The fully finished basement has a huge family room - great for family game nights! There are 2 more good sized bedrooms (window size may not be to current code). Completing the basement is a laundry room with cupboards and countertop and a 3 piece bathroom. The furnace room has lots of space for storage. This home benefits from having a large backyard with deck - plenty of room for the kids to play. There is also a double detached garage and a large parking pad perfect for RV parking! This home is in a great location and must be viewed to be appreciated!**

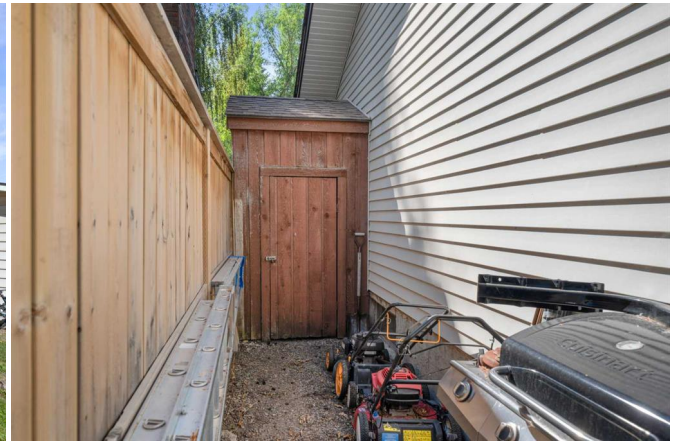
Inclusions:
Property Listed By: **N/A**
RE/MAX First

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











FLOOR 1

SCALE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2

SCALE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

