



112 HODSON Crescent, Okotoks T1S 1C6

MLS® #: **A2172889** Area: **Tower Hill** Listing **10/14/24** List Price: **\$524,900**
 Status: **Active** County: **Foothills County** Change: **-\$15k, 27-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **1979** Abv Sqft: **1,106**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,059 sqft** Ttl Sqft: **1,106**
 Lot Shape:

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.0 (1 2)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **No Neighbours Behind**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Central** **Vinyl Siding, Wood Frame**
 Sewer: Flooring:
 Ext Feat: **None** **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`2" x 13`6"	Living Room	Main	13`4" x 16`0"
Dining Room	Main	8`7" x 11`0"	Kitchen	Main	10`0" x 13`8"
Bedroom - Primary	Main	10`8" x 12`1"	Bedroom	Main	8`0" x 10`1"
Bedroom	Main	8`0" x 10`2"	Family Room	Basement	11`8" x 23`3"
Flex Space	Basement	8`0" x 11`1"	Office	Basement	12`4" x 13`1"
Furnace/Utility Room	Basement	14`5" x 15`8"	Storage	Basement	5`8" x 5`8"
4pc Bathroom	Main	5`0" x 8`0"	2pc Ensuite bath	Main	4`8" x 5`0"

2pc Bathroom

Basement

5`3" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7910629

Zoning:
TN

Remarks

Pub Rmks: **Back on the market due to Financing. Don't miss this rare second opportunity!! Welcome to the sought after community of Tower Hill and one of the most wonderful three-bedroom homes with detached double-car garage on the market right now. This charming, open concept bungalow has been beautifully renovated, including LVP throughout the main floor, a new kitchen with quartz counter tops and custom shelves, and an updated main floor bathroom, giving you a turnkey experience. Finishing the main floor are two good sized rooms, perfect for a growing family, and a brightly lit primary bedroom with an updated two-piece ensuite. In the developed basement you will find a den, large family room, a half bathroom, a back office with plumbing ready for your vision and ample storage space. Within walking distance to many schools, the Recreation Centre, and multiple playgrounds, the location of this home is perfect for your growing family. Call your favourite realtor today!!**

Inclusions:
Property Listed By: **N/A**
Royal LePage Solutions

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











