



THE
A-TEAM

**RE/MAX
FIRST**

112 THORSON Crescent, Okotoks T1S 1C9

MLS®#: **A2174698**

Area: **Tower Hill**

Listing Date: **10/23/24**

List Price: **\$549,900**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1980**

Lot Information

Lot Sz Ar: **5,382 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,136**
Low Sqft:
Ttl Sqft: **1,136**

DOM

29
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Private**
Park Feat: **Front Drive,Gravel Driveway,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Laminate,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`8" x 13`0"
Kitchen	Main	11`8" x 9`8"
Bedroom - Primary	Main	13`0" x 10`4"
Bedroom	Main	11`9" x 10`6"
4pc Bathroom	Main	
Office	Basement	17`1" x 13`3"

Room	Level	Dimensions
Dining Room	Main	10`5" x 8`6"
Breakfast Nook	Main	12`3" x 7`2"
2pc Ensuite bath	Main	
Bedroom	Main	10`6" x 10`5"
Game Room	Basement	20`1" x 18`8"
Laundry	Basement	10`4" x 8`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7910629

Zoning:
TN

Remarks

Pub Rmks:

Welcome home to Thorson Crescent! This bright and spacious bungalow has been lovingly maintained and updated and is move -in ready. The main level has a great layout and features a large living room with wood burning fireplace, dining room and updated kitchen with plenty cabinets, counterspace, tiled backsplash and a nook with a pass-through to the dining room and has a breakfast bar built in. The primary bedroom has a walk-in closet and updated 2 piece ensuite, plus there are 2 more good sized bedrooms and the updated main bath to complete this level. The fully finished basement has a rec room, office with built-in workstation, laundry room and plenty of storage areas. Your private south facing backyard has a large wood deck and is fully fenced. You have plenty of parking for your guests on the parking pad and street parking in front. Other updates include: air conditioning, new electrical panel, Lumenox permanent outdoor LED lighting, all poly-b has been replaced. This great family home is located close to schools, parks, the community recreation centre is a short walk, transit and shopping, plus you have an easy commute to Calgary and the South Calgary Health Campus. Don't miss out!

Inclusions:
Property Listed By:

**all window coverings
RE/MAX First**

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











