



THE
A-TEAM

**RE/MAX
FIRST**

46 TUCKER Circle, Okotoks T1S 2J7

MLS® #: **A2180856** Area: **Westmount_OK** Listing Date: **11/30/24** List Price: **\$489,900**
Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Okotoks**
Year Built: **2005**
Lot Information
Lot Sz Ar: **3,037 sqft**
Lot Shape:
Access:
Lot Feat: **Low Maintenance Landscape**
Park Feat: **Single Garage Attached**

Finished Floor Area
Abv Sqft: **1,016**
Low Sqft:
Ttl Sqft: **1,016**

DOM

21
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow,Side by Side**
Parking
Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Awning(s)**
Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Bathroom Rough-in,Closet Organizers,No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 14`1"	Dining Room	Main	7`11" x 10`5"
Kitchen	Main	10`2" x 8`10"	Bedroom - Primary	Main	10`11" x 13`0"
Bedroom	Main	9`10" x 12`4"	4pc Bathroom	Main	4`11" x 8`7"
3pc Ensuite bath	Main	7`4" x 4`10"	Family Room	Lower	18`11" x 15`4"

Legal/Tax/Financial

Condo Fee: **\$239** Title: **Fee Simple** Zoning: **NC**

Fee Freq:
Monthly

Legal Desc: **0513480**

Remarks

Pub Rmks: **Welcome to Tucker Hill where the snow shoveling and landscaping is done for you! This fabulous bungalow villa offers a primary bedroom with the convenience of a walk-in closet and 3-piece ensuite featuring a walk-in shower. The second good-sized bedroom could be used as a den or TV room. The kitchen boasts pull-out cupboard organizers, ample countertop space and plenty of cupboards. The adjacent dining area and spacious living room with electric gas fireplace offer a welcoming and open floor plan. An additional 4-piece main bathroom featuring the washer and dryer round off the main floor. In the partially finished basement, you will find a family room, a roughed-in bathroom, and plenty more space awaiting your personal touches. For those exceptionally hot days in the summer enjoy the comfort of central air conditioning or sit out on the southwest-facing rear deck which offers the added luxury of a remote-controlled retractable power awning or enjoy a morning coffee on the cozy front porch and watch for deer trotting through the complex. A single attached garage allows for easy access to the home with your shopping bags. Tucker Hill is ideally located close to all amenities including shopping, dining, recreation, and medical facilities. Plan to visit soon to see for yourself all that this villa has to offer!**

Inclusions: **Awning on the rear deck.**
Property Listed By: **Royal LePage Solutions**

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





