



THE
A-TEAM

**RE/MAX
FIRST**

135 CARR Crescent, Okotoks T1S 1E5

MLS® #: **A2181985**

Area: **Tower Hill**

Listing Date: **12/03/24**

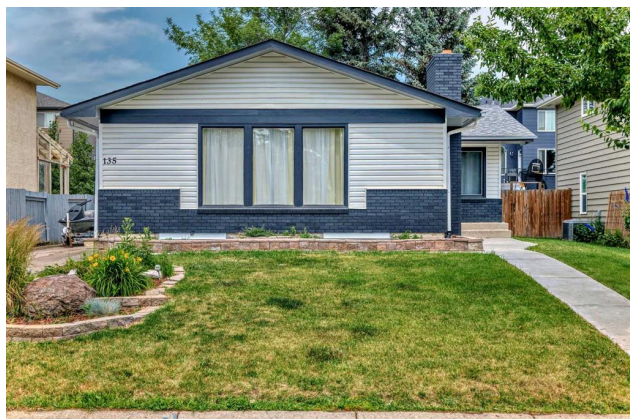
List Price: **\$589,999**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1982**
Lot Information
Lot Sz Ar: **4,791 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,139**
Low Sqft:
Ttl Sqft: **1,139**

DOM

18
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Lawn**
Park Feat: **220 Volt Wiring,Double Garage Detached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Laminate Counters,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	9`8" x 17`0"	Dining Room	Main	13`1" x 7`5"
Living Room	Main	13`0" x 15`10"	4pc Bathroom	Main	4`11" x 7`9"
Bedroom	Main	10`5" x 8`2"	Bedroom	Main	10`7" x 10`6"
Bedroom - Primary	Main	10`8" x 13`0"	2pc Ensuite bath	Main	0`0" x 0`0"
Kitchenette	Basement	8`10" x 9`4"	Flex Space	Basement	11`10" x 7`4"
Family Room	Basement	8`4" x 12`5"	3pc Bathroom	Basement	8`10" x 6`1"
Bedroom	Basement	9`10" x 11`0"	Bedroom	Basement	8`3" x 10`11"

Laundry **Basement** **7`9" x 6`11"** **Dinette** **Basement** **8`10" x 5`2"**
Legal/Tax/Financial

Title: Zoning: **R1**
Fee Simple
Legal Desc: **8010296**

Remarks

Pub Rmks: **Your Dream Home Awaits in Tower Hill, Okotoks This beautifully maintained bungalow, nestled in the sought-after Tower Hill neighborhood, is the epitome of comfort and style. Perfect for families, investors, this versatile property offers a wealth of features and incredible potential. Main Floor Highlights: • Spacious living room with cozy brick fireplace • Bright dining area, ideal for entertaining • Functional kitchen with ample counter space and a breakfast nook • Three generously sized bedrooms, including an ensuite and walk-in closet in the master bedroom • Four-piece family bathroom • 6 appliances including a separate laundry Fully Developed Basement: • Spacious in-law suite recently renovated with two new egress windows, new 50 usg gas hot water heater • Two large bedrooms, perfect for guests or extended families or even a mortgage helper • Over \$35K in improvements in 2023 • Second laundry room and full kitchen includes 4 additional appliances • Separate entrance, living room and a den for the office Outdoor Oasis: • Serene backyard with mature trees • Spacious deck for outdoor entertaining • Large detached garage with 220V wiring • New concrete walkways in the front yard Prime Location: • Quiet, family-friendly neighborhood • Close to parks, trails, and shopping and schools • Easy access to Calgary Investment Opportunity: • Current tenant in place until August 2025, paying \$3.000/month • Assumable mortgage of \$332K available at an attractive rate of 2.83% Don't miss this incredible opportunity! Schedule your viewing**

Inclusions: **None**
Property Listed By: **Grassroots Realty Group**

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





