



**34 Crescent Road
Okotoks, Alberta**

MLS # A2304602



\$695,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,386 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: None

Exceptional opportunity for INVESTORS and or DEVELOPERS. Located on a quiet no-through road on Crescent Road East, this property features THREE lots and a solid 1,386 sq. ft. bungalow. The functional floor plan includes a bright living area with a large picture window to capture the TOWN & MOUNTAIN views, a kitchen and dining area, three bedrooms, a four-piece bathroom, and a three-piece ensuite. Situated on a generous corner lot in a mature neighborhood, the property also offers an oversized double garage with alley access and RV parking. Whether you are looking for a comfortable home or a project with significant development potential, this property offers endless possibilities. NOTE # 30 Crescent Road also for sale [2 LOTS] ; potential 125 ft frontage with these two properties combined re A2304679 ; Potential VTB upon the sale of both properties.