



**133 Woodburn Crescent
Okotoks, Alberta**

MLS # A2306874



\$589,900

Division:	Woodhaven		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,140 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: TV brackets

What a quiet, ideal location to raise a family! This home is within walking distance to schools, shopping, and local amenities, and just over a block from the beautiful Sheep River, offering scenic walking and biking trails. You’ll also enjoy an easy stroll to downtown. This unique two-storey home offers space for everyone. The main floor features a stunning vaulted ceiling, a beautiful wood staircase, a bright and functional kitchen with ample cabinetry, a cozy family room with a woodburning fireplace, a dedicated office, and a spacious living room filled with natural light from large windows. Upstairs, you’ll find a thoughtfully designed layout with two children’s bedrooms, a generous primary suite, and a 5-piece ensuite. The basement comes with a great 4 pc bath and some development and the rest is ready for your personal touch, while the double attached garage provides plenty of convenience and storage. The side entry leads out to a private backyard with plenty of space to relax or play—perfect for family living and entertaining. You will enjoy the amazing neighbors and the swings in the front and back yard stay! (The laundry is on the main floor in the mud room and there is another set in the basement as well.)