



**103 Thorson Crescent
Okotoks, Alberta**

MLS # A2308418



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to 103 Thorson Crescent, the kind of home that feels familiar the moment you pull up. Built in a time when homes were made to last, this sweet 3 bedroom bungalow sits in one of Okotoks's most loved mature neighbourhoods, where the trees are tall, the lots are big, the neighbours still wave hello and kids can walk to the park just steps away. Siding onto a walking path that leads directly to green space, this is the kind of location first time buyers wait for. And the best part? The expensive updates are already done. Windows, roof, furnace and the hot water tank have all been replaced in recent years, plus there's central A/C for those hot summer days. Inside, the home has been freshly painted with newer flooring throughout the main floor, making it clean, comfortable and move in ready from day one. The kitchen has been updated over the years, the appliances are newer, and there's plenty of opportunity to slowly make the space your own over time. And I can't forget to mention the wood-burning fireplace! Outside, you'll find a large yard with room for kids, dogs, gardens or future dreams. You're within walking distance to the rec centre, Dr. Morris Gibson School, shopping and amenities, plus there's easy access out to Calgary for commuters. Let's be honest, homes under \$500,000 in Okotoks are rare, especially detached homes in established neighbourhoods like this. If you've been trying to break into the market and wondering if home ownership is even possible anymore, this might just be your chance. It's not perfect, but it's solid, full of potential and ready for its next family to love it.