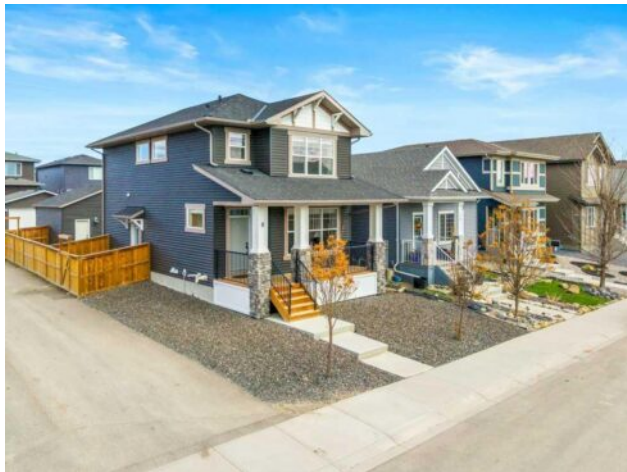




**8 Bergamot Street
Okotoks, Alberta**

MLS # A2308429



\$699,900

Division:	D'arcy Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Storage		

Inclusions: Fridge x2, stove x2, OTR microwave x2, dishwasher x2, washer/dryer x2, garage controls/remote, window hardware/coverings, title insurance.

Welcome to 8 Bergamot Street in the vibrant and family-friendly community of Okotoks—a beautifully maintained, move-in-ready home that offers exceptional value and versatility for both first-time buyers and savvy investors. Features TWO laundry, TWO kitchens, SEPARATE entrance, ample PARKING on the corner lot, and a detached DOUBLE car garage. Built in 2020, this “better than new” property has already had the extras taken care of for you, including completed low-maintenance landscaping, window coverings throughout, and a fully finished non conforming basement suite with a separate entrance. With 4 bedrooms and 4 bathrooms in total, this home is thoughtfully designed to maximize both comfort and functionality. The main and upper levels feature a bright and open layout with 3 spacious bedrooms and 3 bathrooms, ideal for families or shared living. The kitchen is well-appointed with modern finishes and flows seamlessly into the dining and living areas—perfect for everyday living and entertaining. Downstairs, the self-contained 1-bedroom, 1-bathroom non conforming suite offers incredible flexibility. Whether you're looking for a mortgage helper or a turnkey investment opportunity, this space is ready to go with its own private entry and separate laundry. In fact, the home includes two full sets of appliances—two kitchens, two washers, and two dryers (with a convenient stacking set in the basement). Step outside and enjoy a basic landscaped yard designed for easy upkeep, along with a detached garage that provides secure parking and additional storage. Location is where this home truly shines. Situated in a welcoming neighborhood, you’re just minutes from excellent schools, making morning routines simple and stress-free. The area is surrounded by scenic walking and biking paths, tranquil ponds, and green

spaces that invite you to get outside and enjoy the natural beauty of Okotoks. Parks and playgrounds are close by, creating a perfect environment for families, pets, and an active lifestyle. Whether you're a first-time buyer looking to offset your mortgage with rental income, or an investor seeking a modern, income-generating property in a desirable community, this home checks all the boxes. Don't miss your chance to own a versatile and well-located property that offers both lifestyle and financial benefits. *AI was used to stage some of the images.