



**133 Carr Crescent
Okotoks, Alberta**

MLS # A2308627



\$578,000

Division:	Tower Hill		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,701 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	TN
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garage Opener

From the moment you step into the grand entryway, you'll be wowed by the soaring vaulted ceilings in the living room, it's genuinely impressive, and you'll immediately wonder if this might just be the nicest home on the street. The rich LVP flooring throughout the main floor is a recent upgrade and sets the tone beautifully. The solid oak kitchen cabinets are original and in great shape, move in and enjoy it as-is, or renovate down the road, because the layout and bones of this home are truly exceptional. The main floor also features a convenient laundry room and half bath. Daylight absolutely pours into this home, you'll find yourself living most of your days by natural light, and every window gives you an easy sightline to the fully fenced, private backyard. Out back, you'll find a covered deck, mature trees, a shed, and underground sprinklers in the front and side yards. It's a backyard you'll actually use. Upstairs, three good-sized bedrooms await, including a large primary suite with a spacious ensuite featuring a soaker tub and standalone shower, in great shape, and plenty of room to renovate and make it your dream spa one day. There's also a fantastic bonus room perfect as a home office, reading nook, or sitting area. The basement is wide open and anchored by a gorgeous brick wood-burning fireplace, cozy doesn't begin to cover it. A fourth bedroom and three-piece bath round out the lower level. With over 1,600 sq ft, an oversized double attached garage with space for workbench and storage, and a location in a mature area of Okotoks, this one really needs to be seen in person to be fully appreciated. The layout, the light, the storage, you'll love it. Book your showing today!