



GRASSROOTS

REALTY GROUP

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**52 Hunters Crescent
Okotoks, Alberta**

MLS # A2310279



\$469,000

Division:	Hunters Glen		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,007 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: TV Bracket in Primary Bedroom, Shelving in Living Room, Shelving in Primary Bedroom, Refrigerator in Basement

PRICE REDUCED TO SELL! Calling all first home buyers or investors! Great 3-level split located in quiet area, close to schools, shopping, parks, playgrounds, walking paths, and the river! The main floor has a vaulted ceiling and skylight making this area seem huge and nice and bright. A cute bay window with seat accentuates the living room. The kitchen has everything you need with a really nice eating nook, built-in spice rack and a large pantry. There is also a door leading to the huge deck (13'8"x24'0") and backyard. Upstairs you will find new flooring (vinyl plank) throughout the bedrooms & bathroom. The primary bedroom has a large walk-through closet which leads to the "cheater" bathroom. Two more bedrooms complete this floor. Downstairs you will find a separate laundry room, accessible from either the upper floor or the basement (doors on each side). The basement has its own entrance with a walk-up and includes a family room with wood fireplace, good sized bedroom, full bathroom, and a kitchenette. You will also find an incredible amount of storage in the huge crawl space. Completing this home is the large backyard, a fire pit area, shed (8'X12'), and the deck at the side. Come view today! A great buy for first time homebuyers or an opportunity for investors. A little painting, baseboard touch-ups and this home will shine!