



GRASSROOTS

REALTY GROUP

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**18 Willow Crescent
Okotoks, Alberta**

MLS # A2320557



\$525,000

Division:	D'arcy Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,605 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: NA

One of the largest semi-detached homes in the community, offering over 1,600 sq ft above grade, an unfinished basement, and room to build the garage you actually want. Why pay a premium for someone else's upgrades when you can create a space that suits your own lifestyle and budget? Step inside to a bright and welcoming main floor where the sunny south-facing living room is filled with natural light. Just off the front entry is a versatile flex room that works beautifully as a home office, playroom, reading room, or homework space. At the heart of the home, the spacious kitchen features a large island with seating for four, plenty of cabinetry, and a stainless steel appliance package including a double oven, over-the-range microwave, dishwasher, and refrigerator with water dispenser. The adjoining dining area creates a functional layout for both everyday living and entertaining. The rear mudroom offers additional storage with a bench and closet and provides direct access to the deck and backyard. With ample space available, you'll have the freedom to design and build a future double garage sized for your vehicles, toys, or workshop needs. Upstairs, the generous primary suite features a walk-in closet and private 3-piece ensuite. A central loft/bonus room separates the primary bedroom from the secondary bedrooms, creating a flexible family-friendly layout ideal for a media room, play area, or home office. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The unfinished basement offers excellent future potential with rough-in plumbing already in place for a bathroom. Whether you're dreaming of additional bedrooms, a recreation room, home gym, or all three, the space is ready for your ideas. Additional features include central air conditioning, a sunny south-facing front exposure, and exceptional value for buyers looking for space,

flexibility, and the opportunity to personalize a home over time. If you've been searching for square footage, functionality, and room to add your own improvements without paying for someone else's choices, this home deserves a look. Prelisting inspection has been completed. Carpets professionally cleaned, walls freshly painted. This home is movein ready!