



**116 Hodson Crescent
Okotoks, Alberta**

MLS # A2323231



\$559,900

Division:	Tower Hill		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,203 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn, No Back Lane, No Neighbours Behind, Private, Rectangu		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Vinyl Windows		

Inclusions: Call Listing Agent

Pride of Ownership shows in this wonderfully updated 4 bedroom conveniently located Tower Hill home. This home comes is totally move in ready. Just bring your clothes. A 3 level split is a great floor plan that gives a bungalow feel to the main floor level. Up half a flight of stairs you will find 3 nicely appointed bedrooms. The primary bedroom includes a new ensuite bathroom with a walk in steam shower. Also upstairs is a newly renovated full 4 piece main bathroom. On the lower level you will find a family room, a spare bedroom, a 3 piece bathroom and tons of storage. The larger windows bring in lots of natural light. The Roof and eaves were replaced in 2025 and a new high efficiency furnace was installed in 2023. A presale home inspection has been completed and the report is available to review along with a receipt from a handyman that fixed the bits and bobs that came up. Tower Hill is a zero lot line community. A carport is possible to the right side of the home pending town approval - or build your garage in the back. A quick and inexpensive solution to a covered parking pad is a large retractable mounted awning, or perhaps sunshade sails for a funky cool look - options abound or leave parking as it's been for over 40 years. Check out the virtual tour and then book your showing to see this lovely home in person.