



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**165 Thorson Crescent  
Okotoks, Alberta**

**MLS # A2325861**



**\$599,000**

<b>Division:</b>	Tower Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Faces Front, Off Street, On Street, P		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows		

**Inclusions:** n/a

This beautiful floor plan has been a favorite of many. This home truly checks all the boxes and is very well located in the mature neighborhood of Tower Hill on beautiful Thorson Crescent. Need lots of extra parking - yes! An extra spacious single bay garage with workbench - yes! Private, south facing back yard - yes! Back yard with privacy and direct access to a gorgeous park & playground - Yes! Schools, Recreation Centre, Swimming Pool, Water Park, Tennis Courts, Curling and Hockey Rinks, a Gym & Shopping too - All within walking distance - Yes! This 4 level back split is the perfect family home in a wonderful mature neighborhood. The 3rd level walk-out to the private back yard is an added feature where you can open the gate and take the kiddo's directly to your own beautiful park/playground. Check out the aerial photographs and join me for my open house on Saturday, July 4th from noon to 3pm.