



**GRASSROOTS**

REALTY GROUP

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**34 Alcock Close  
Okotoks, Alberta**

**MLS # A2326011**



**\$580,000**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn, No Neighbours Behin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Stone Counters, Vinyl Windows		

**Inclusions:** Attached storage in garage, Dresser & Nightstands in primary bedroom , Shelving racks in basement

Nested on a quiet no through road , with an abundance of mature trees , is 34 Alcock Close. The charm of this street and neighborhood will capture your attention as you drive up to this well maintained home. Step up to the front porch and imagine spending warm evenings watching the sunset. Step inside to this nicely updated home and immediately notice the pride of ownership in this very lightly used home. The open concept floor plan has an amazing flow from the front entrance, laundry, garage entrance, through to the beautiful kitchen, dining, and living spaces. The kitchen boasts stainless steel appliances, quartz counters, a sit up breakfast bar, plenty of cupboards, and an abundance of counter space. The living room has a beautiful gas fireplace, large windows, and enough room to have a full set of furniture for relaxing after a long day of work. The dining room provides a good space to entertain guests. Step out onto the large deck space and enjoy the privacy this large yard has to offer. Watch the kids and pets play, plant your dream garden, and enjoy the space between neighbors. The upper level provides 3 nicely sized bedrooms . The primary bedroom hosts large windows, room for furniture, and a 3 piece ensuite. Another full bathroom complete this upper level. This layout is perfect for families, providing space and function all in one. The lower level has been framed and is ready for your finishing touches. NEW FURNACE AND HOT WATER TANK in 2025. Newer washer and dryer. A/C is also a recent addition to this home. Enjoy a front attached garage to store your vehicles and toys. Located steps to a playground, community garden, walking paths, grocery stores, and a quick walk to Okotoks trendy downtown. This north location provides the quiet lifestyle you are longing for with quick access to the city for your work commute. This perfect package

under \$600k will not last. Make sure to stop in to see it soon.