



GRASSROOTS
REALTY GROUP

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102 Thorson Crescent
Okotoks, Alberta

MLS # A2329194



\$590,000

Division:	Tower Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

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

Inclusions: Additional refrigerator, stove, dishwasher, washer and dryer

Wonderfully cared for home in a mature neighbourhood with beautiful trees, a private south-facing yard, and a 20' x 22' double detached garage. The main floor offers three bedrooms, one and a half bathrooms, main-floor laundry, updated pot lighting, vinyl plank flooring through the main living areas, and hardwood flooring in the bedrooms. The bright kitchen features white painted cabinetry and white appliances, and a dining room with double doors leading to the back deck. The primary bedroom includes a convenient two-piece ensuite. The illegal basement suite has a separate entrance, an open-concept layout, two large egress windows, a spacious bedroom, a three-piece bathroom with corner shower, separate laundry, oak cabinetry, butcher block countertops, a gas stove, and a dishwasher. Additional improvements include a newer high-efficiency furnace, sump pump, nicely painted siding, and a roof that's not that old. The main floor is currently rented until June 30, 2027 and the basement is vacant.