

# \$575,000 - 17 Alcock Street, Okotoks

MLS® #A2174055

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,130 sqft

Residential on 0.16 Acres

Rosemont, Okotoks, Alberta

Nestled in a mature, sought-after neighborhood, this spacious property sits on a massive park-like lot offering ample room for expansion, including the potential for a second garage and extra parking. The home has been mechanically updated throughout the years, ensuring peace of mind for the next owners. As you step inside, you're greeted by a bright main floor featuring a large bay window in the living room, an adjacent dining area, and kitchen with access to the sunny, south facing backyard. Upstairs, you'll find three bedrooms, including a primary suite with a renovated ensuite. The ensuite boasts heated floors and a beautifully tiled walk-in shower. The second full bathroom has also been thoughtfully renovated with modern tile surround, double sinks, stone countertops, and new cabinetry. The third level offers even more versatility with a separate walk-up entrance, cozy living space with wood burning fireplace, a fourth bedroom or office, and a combined powder room and laundry area. The fully developed basement provides additional living space, or an option for a fifth bedroom, along with plenty of storage and a mechanical room. Major updates, including the roof, furnace, hot water tank, and electrical panel, were completed in recent years. The windows have been recently replaced as well, making this home move-in ready. The oversized double detached garage is heated with alley access, and 220v wiring- perfect for car enthusiasts or additional workspace. Alcock



Street combines modern comforts with a serene neighborhood setting, making it an ideal choice for those seeking space, convenience, and community charm, plus its walking distance to downtown Okotoks, the river valley and the best our lovely town has to offer! Check out the virtual tour.

Built in 1974

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2174055      |
| Price          | \$575,000     |
| Sold Price     | \$574,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,130         |
| Acres          | 0.16          |
| Year Built     | 1974          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 17 Alcock Street |
| Subdivision | Rosemont         |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 1G8          |

**Amenities**

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                 |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized, Parking Pad, RV Access/Parking |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Central Vacuum, Vinyl Windows, No Smoking Home                             |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Garage Control(s), Window Coverings, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Wood Burning                                                                                  |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2024 |
| Date Sold      | November 6th, 2024 |
| Days on Market | 15                 |
| Zoning         | TN                 |
| HOA Fees       | 0.00               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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