

\$485,000 - 22 Hunters Gate, Okotoks

MLS® #A2174340

\$485,000

3 Bedroom, 2.00 Bathroom, 1,198 sqft

Residential on 0.10 Acres

Hunters Glen, Okotoks, Alberta

This family friendly community of Hunters Glen is very sought after. Have you ever dreamed of watching your kids walk to school from the comfort of your front door? If so, then this is your new home!! Big Rock Elementary is K-6 but also is one of the few schools that offers Junior Kindergarten. This 2 storey stucco home not only has an updated exterior, newer front door, and well maintained front lawn but parking for 2 cars in the laneway and another in front of the home. It offers a great floor plan with a good size living room that has big windows allowing in lots of sunlight. The dining room is a large and not only fits a dining table and buffet but still gives you plenty of room to move around. Great for those family dinners. The dining room with its coffered ceiling adds elegance to the home. The kitchen is a good size with lots of cupboards, pantry, newer cabinet hardware and has the back door leading to a huge backyard. New lighting & newer laminate flooring throughout the main level as well as a 1/2 bath complete the main level. The upper level offers you 3 good size bedrooms with the primary big enough for a king size bed. The updated bathroom has gorgeous tile surround and shiplap on the wall. New laminate just completed in all three bedrooms. The basement offers the laundry room, two separate rooms one currently being used as an office that also has a sound proof ceiling (previous owner taught music) so perfect for someone who works from home. The furnace is 2006 with a new sensor put in



in 2022, roof 2011, new back fence 2023, washer & dryer 2018. For the budget conscious, the attic has double the insulation helping with heating costs in the winter. Okotoks offers great family living. You will love the backyard with enough room for the kids/pets to run around and play. The deck is good size and perfect for those BBQ days. Opposite the deck is a good size she. With this home being so close to all amenities, you can walk to the parades, watch the fireworks from the upstairs bedrooms and enjoy all of the walking paths. The Lions Campground is just steps away. How perfect for family and friends. Come fall in love with this home and its smalltown feel. Priced just right so you can add your personal touch to make this your new home!

Built in 1981

Essential Information

MLS® #	A2174340
Price	\$485,000
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,198
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Hunters Gate
Subdivision	Hunters Glen

City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1K9

Amenities

Parking Spaces	4
Parking	Driveway, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Stucco
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	TREC The Real Estate Company
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