

151 Hodson Crescent  
Okotoks, Alberta

MLS # A2226742



**\$540,000**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Tower Hill        |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | 3 Level Split     |               |                   |
| <b>Size:</b>     | 1,095 sq.ft.      | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 3                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad       |               |                   |
| <b>Lot Size:</b> | 0.13 Acre         |               |                   |
| <b>Lot Feat:</b> | Back Yard         |               |                   |

|                    |                                |                   |    |
|--------------------|--------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Partial              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s)                 |                   |    |

**Inclusions:** Shed, 3 Stools in Kitchen, firepit

Welcome to 151 Hodson Crescent in the heart of Tower Hill — one of Okotoks' most desirable neighborhoods! This beautifully updated 3-bedroom home is move-in ready and full of thoughtful upgrades. Renovated throughout in 2022, you'll enjoy peace of mind with a new blind package, hot water tank, furnace, water softener, and fresh modern finishes. The main living area features a cozy wood-burning fireplace, perfect for relaxing evenings. Upstairs, you'll find three spacious bedrooms, while the basement bathroom includes an extra-long 5.5-foot tub — ideal for taller individuals or anyone looking for a little extra comfort. Step outside to your grand 25' x 12' deck — perfect for entertaining, summer barbecues, or simply enjoying your private outdoor space. Other features include a roof (12 years old) and windows (15 years old), showing the home has been well-maintained throughout the years. This is your opportunity to own a turnkey property in a family-friendly, established community close to schools, parks, and amenities.