

34 Hunters Crescent Okotoks, Alberta

MLS # A2226768



\$639,000

Division:	Hunters Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,771 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Lawn, Native Plants, Rectangular Lot, Vie		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

~WELCOME TO 34 HUNTERS CRESCENT~ A One-of-a-Kind Home for Sale in Okotoks!! Steps from the Sheep River Pathway | Over 2,600 Sq Ft | Impeccable Inside & Out!! Welcome to a truly special home nestled in one of Okotoks' most coveted yet unknown locations—just steps from the scenic Sheep River pathway. Meticulously maintained by its owners, this property is full of character, charm, and thoughtful design both inside and out. 3 Bedrooms | 3.5 Bathrooms | 3 Living Spaces | Front Attached Garage. From the moment you arrive, you'll notice the natural foliage in both the front and back yards, designed with a true understanding of Alberta's natural vegetation system. Pride of ownership is unmistakable, and homes this well cared-for are rarely offered for sale. Step inside to a bright and welcoming front sitting area with vaulted ceilings and large windows that frame lush vegetation above the river valley—an inspiring space to start your day. Enjoy meals in the formal dining room with all your friends and family. The spacious kitchen is a true standout, filled with natural light thanks to generous windows overlooking the backyard oasis. It offers ample cabinetry and counter space, making it ideal for anyone who loves to cook or entertain. The sunken living room off the kitchen features a cozy gas fireplace and is perfect for quiet evenings or family gatherings. Upstairs, the extra-large primary suite is a peaceful retreat, complete with two closets and a private ensuite bathroom. With four fully finished levels, the home offers three generous living areas, perfect for family life, work-from-home setups, multi family living, or hosting guests. Step outside to your private backyard retreat, complete with mature trees, a large deck, and a sprawling grassy area—ideal for relaxing, entertaining, or enjoying nature right at home. You will feel

detached from the hustle and bustle of city life in this private , shady and mystical space. This is more than just a house—it's a home full of character, warmth, and soul. If you're looking for something unique, meticulously cared for, and perfectly situated in one of Okotoks's most peaceful settings, this is the one. Perfect place to create and inspire your active outdoor lifestyle while settling into a truly unique home. Contact your favorite realtor today for your private showing!