

133 Carr Crescent  
Okotoks, Alberta

MLS # A2308627



## \$578,000

<b>Division:</b>	Tower Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Garage Opener

Is this the nicest house on this street? The vaulted ceilings in the living room make that a real question. LVP flooring runs throughout the main floor, recently updated, and the solid oak kitchen cabinets are original and in great shape. A laundry room and half bath round out the main floor. Natural light fills every room, and every window looks out to a fully fenced, private backyard. In the backyard: a covered deck, mature trees, a shed, and underground sprinklers in the front and side yards. A backyard you'll actually use. Upstairs, three good-sized bedrooms, including a large primary suite with a spacious ensuite, soaker tub, standalone shower, and plenty of room. A bonus room off the hall works perfectly as a home office, reading nook, or sitting area. The basement is anchored by a brick fireplace. A fourth bedroom and three-piece bath complete the lower level. An oversized double attached garage with room for a workbench and storage, in a mature area of Okotoks. This one's worth seeing in person. Book your showing today!!