

**175 Carr Crescent
Okotoks, Alberta**

MLS # A2205542



\$538,900

Division:	Tower Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,039 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Wet Bar		

Inclusions: N/A

Huge Price Reduction ! This Lovely Home is Move in Ready ! (1,995 Sq Ft of Living Space) Enjoy Morning Coffee on the Front Verandah or Cocktails on the Back Deck . Wide Open Concept Kitchen to Living Area . Bright and Immaculate Loaded with Cabinetry and Huge Work Island/Breakfast Bar with Double Sink.. Comforting Living Area to cozy up in Front of the Wood Fireplace. Upstairs are 3 good sized Bedrooms. Down a Level to Dining Area and Relaxing TV Area Loaded with Natural light. Next Level leads to the Rec Room with a Great Wet Bar.... Built in Wine/Beer Fridge, The Home seems to go on Forever ! Over the years there have been many updates and upgrades Freshly painted, Roof on Home and Garage replaced 10 years so lots of life left, Hot Water tank 2022, Furnace 2011, Water Softener, New Siding on Garage 2020, Tower Hill is well Sought after Mature Community with 3 Elementary Schools close by French Emersion, Catholic and also Regular. Okotoks Rec Center is a 3 min drive with Swimming, Skating and Fitness.

No showings Mon -Thurs until after 6pm due to small dog needing to be removed... ..Friday thru Sunday No Problem