



# 135 Carr Crescent Okotoks Alberta

\$589,999

Your Dream Home Awaits in Tower Hill, Okotoks This beautifully maintained bungalow, nestled in the sought-after Tower Hill neighborhood, is the epitome of comfort and style. Perfect for families, investors, this versatile property offers a wealth of features and incredible potential. Main Floor Highlights: oSpacious living room with cozy brick fireplace oBright dining area, ideal for entertaining oFunctional kitchen with ample counter space and a breakfast nook oThree generously sized bedrooms, including an ensuite and walk-in closet in the master bedroom oFour-piece family bathroom o6 appliances including a separate laundry Fully Developed Basement: oSpacious in-law suite recently renovated with two new egress windows, new 50 usg gas hot water heater oTwo large bedrooms, perfect for guests or extended families or even a mortgage helper oOver \$35K in improvements in 2023 oSecond laundry room and full kitchen includes 4 additional appliances oSeparate entrance, living room and a den for the office Outdoor Oasis: oSerene backyard with mature trees oSpacious deck for outdoor entertaining oLarge detached garage with 220V wiring oNew concrete walkways in the front yard Prime Location: oQuiet, family-friendly neighborhood oClose to parks, trails, and shopping and school oEasy access to Calgary Investment Opportunity: oCurrent tenant in place until August 2025, paying \$3,000/month oAssumable mortgage of \$332K available at an attractive rate of 2.83% Don't miss this incredible opportunity! Schedule your viewing (id:6769)

- Other 8.83 Ft x 9.33 Ft
- Other 11.83 Ft x 7.33 Ft
- Family room 8.33 Ft x 12.42 Ft
- 3pc Bathroom 8.83 Ft x 6.08 Ft
- Bedroom 9.83 Ft x 11.00 Ft
- Bedroom 8.25 Ft x 10.92 Ft
- Laundry room 7.75 Ft x 6.92 Ft
- Other 8.83 Ft x 5.17 Ft

- Other 9.67 Ft x 17.00 Ft
- Dining room 13.08 Ft x 7.42 Ft
- Living room 13.00 Ft x 15.83 Ft
- 4pc Bathroom 4.92 Ft x 7.75 Ft
- Bedroom 10.42 Ft x 8.17 Ft
- Bedroom 10.58 Ft x 10.50 Ft
- Primary Bedroom 10.67 Ft x 13.00 Ft
- 2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

<http://www.mintpm.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca