



## 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](mailto:cm.mackenzie@shaw.ca)