



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:

- o Spacious living room with cozy brick fireplace
- o Bright dining area, ideal for entertaining
- o Functional kitchen with ample counter space and a breakfast nook
- o Three generously sized bedrooms, including an ensuite and walk-in closet in the master bedroom
- o Four-piece family bathroom
- o 6 appliances including a separate laundry

Fully Developed Basement:

- o Spacious in-law suite recently renovated with two new egress windows, new 50 usg gas hot water heater
- o Two large bedrooms, perfect for guests or extended families or even a mortgage helper
- o Over \$35K in improvements in 2023
- o Second laundry room and full kitchen includes 4 additional appliances
- o Separate entrance, living room and a den for the office

Outdoor Oasis:

- o Serene backyard with mature trees
- o Spacious deck for outdoor entertaining
- o Large detached garage with 220V wiring
- o New concrete walkways in the front yard

Prime Location:

- o Quiet, family-friendly neighborhood
- o Close to parks, trails, and shopping and schools
- o Easy access to Calgary

Investment Opportunity:

- o Current tenant in place until August 2025, paying \$3,000/month
- o Assumable mortgage of \$332K available at an attractive rate of 2.83%

Don't miss this incredible opportunity! Schedule your viewing (id:6769)

Listing Presented By:



Originally Listed by:
Grassroots Realty Group

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

RE/MAX Realty Professionals

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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