

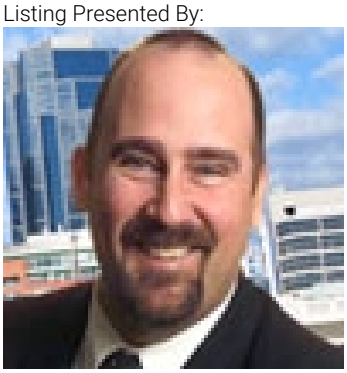
148 Crescent Road Okotoks Alberta

$650,000

ATTENTION DEVELOPERS, BUILDERS, CONTRACTORS & INVESTORS -- AN EXCEPTIONAL DEVELOPMENT OPPORTUNITY IN THE HEART OF OKOTOKS! Situated on an expansive 0.6-acre parcel currently, this unique offering presents exciting possibilities for future development and investment. Subdivision remains subject to applicable municipal approvals and final registration. Nestled against a picturesque hillside and surrounded by mature trees, lush greenery, and established landscaping, this charming 1.5-storey home offers a peaceful setting rarely found so close to the heart of town. Enjoy the convenience of municipal water, sewer, and power while experiencing the character and privacy of this beautiful property. The outdoor living spaces are equally impressive, featuring an east-facing patio and deck with pergola, a spacious west-facing deck with an additional pergola, and a dedicated firepit area. Inside, the home welcomes you with an inviting atmosphere, abundant natural light, and numerous improvements. The updated kitchen features generous cabinetry, ample counter space, and newer stainless steel appliances. The adjoining dining area is surrounded by windows on three sides, creating a bright and comfortable setting for everyday living and entertaining. The living room offers direct access to the outdoors through sliding patio doors. Completing the main floor is a spacious primary bedroom with a customized closet organization system, a flexible second bedroom space overlooking the yard, and a 3-piece bathroom. Upstairs, the home's unique character continues with a charming reading or hobby area leading into a generous family room, ideal for relaxing or entertaining. An additional den provides flexibility for a home office or creative space. THE LOWER LEVEL OFFERS EVEN MORE FLEXIBILITY! Largely developed with updated flooring, a convenient kitchenette, and a newly installed oversized ...

4pc Bathroom 4.92 Ft x 9.50 Ft
Bedroom 11.67 Ft x 11.33 Ft
Family room 10.58 Ft x 11.00 Ft
Kitchen 10.58 Ft x 9.92 Ft
Laundry room 6.08 Ft x 9.50 Ft
Storage 3.00 Ft x 6.08 Ft
3pc Bathroom 5.67 Ft x 8.17 Ft
Bedroom 9.50 Ft x 11.67 Ft
Dining room 9.75 Ft x 17.17 Ft
Kitchen 10.50 Ft x 13.83 Ft
Living room 13.42 Ft x 12.00 Ft
Primary Bedroom 12.75 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

http://www.paulbrennand.com/

RE/MAX Realty Professionals

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Storage 8.33 Ft x 7.92 Ft

Furnace 3.42 Ft x 13.00 Ft

Bedroom 14.17 Ft x 9.92 Ft

Loft 14.17 Ft x 16.58 Ft