



## 22 Hunters Gate Okotoks Alberta

\$549,900

**\*\*OPEN HOUSE SATURDAY DECEMBER 6 2:00-4:00pm\*\*** GORGEOUS UPDATED HOME STEPS FROM SCHOOL & PACKED WITH STYLE! Funky, Fabulous & Perfectly Priced for a Detached home. Dreaming of watching your kids walk to school from the comfort of your front door? Goodbye hectic mornings! This home is across from Big Rock Elementary K-6 & offers Junior Kindergarten as well. No commuting & safer walking routes. This stylish 2 storey, 3 bedroom home sits on a huge lot, fully fenced with tons of yard for the kids/pets to run around. No shortage of parking either (3 vehicles easily). It offers a great floor plan, new luxury vinyl flooring throughout, window coverings, baseboard & casing, custom wall panelling, Benjamin Moore paint colours, all new lighting, shaker style doors, new windows, egress window in basement (can be used for a bedroom or office area), foyer has front hall closet, main floor bathroom w/ new toilet & vanity. The large living room has custom wall panelling, 2 large picture windows bringing in tons of sunlight. The custom CHEF's kitchen will sure impress with its custom cabinetry, brand new high-end Kitchen Aid appliances, french door fridge with water & ice, separate wine/beverage area, built in wall oven & microwave, induction cooktop, deck mounted pot filler, pot drawers, gorgeous Quartz counters, deep sink with custom spray, trays & cutting board. The spacious dining room is perfect--it easily fits a full-size dining table, buffet or the moveable island (included), while still giving you room to move around comfortably. Whether you're hosting your first holiday dinner or enjoying everyday meals, it's a space that brings people together. The coffered ceiling and built-in niches add a stylish touch making the room feel extra special without being over the top. Upstairs you have more custom panelling, 3 bedrooms & full bathroom with linen closet. The primary is a ...

Primary Bedroom 13.25 Ft x 10.83 Ft

Bedroom 12.67 Ft x 11.75 Ft

Bedroom 12.75 Ft x 13.25 Ft

4pc Bathroom 11.00 Ft x 5.08 Ft

Office 11.75 Ft x 9.50 Ft

Bedroom 11.50 Ft x 9.50 Ft

Furnace 14.83 Ft x 16.83 Ft

Living room 11.33 Ft x 13.83 Ft

Dining room 10.92 Ft x 10.33 Ft

Kitchen 13.67 Ft x 10.50 Ft

2pc Bathroom 4.33 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

**RE/MAX Realty Professionals**

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