

12 Alcock Street
Okotoks, Alberta

MLS # A2163206



\$675,000

Division:	Rosemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,163 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Heated Garage, Oversized, RV Access/Park		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Storage Shed, Air Conditioning unit - as is, Central Vac- as is

An established and quiet community known for its mature surroundings and walking distance to downtown Okotoks and the scenic river valley, welcome to Rosemont! This charming bungalow is situated on a large lot, backing a park with an oversized, heated TRIPLE garage with RV parking and additional space for extra vehicles. The home features an open-concept main level with hardwood floors and a gas fireplace in the living room with a large front window allowing for natural light to flow through the space. The kitchen and dining area are seamlessly connected and open to a back deck through patio doors. A side entrance provides easy access to the yard. The primary bedroom includes an ensuite with a tiled shower, while two additional bedrooms and a full bathroom complete the upper level. The basement has been updated with new carpet and fresh paint, featuring a fourth bedroom and an additional bathroom plus plenty of storage. Roof (2016), siding, metals, fence, and front door (2017). The large lot is adorned with mature trees and custom built storage shed, enhancing the property's curb appeal and offering a lovely outdoor space.