

## 51 Hunters Crescent Okotoks, Alberta

MLS # A2166711



# \$545,000

<b>Division:</b>	Hunters Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,630 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

Nestled on a quiet crescent on a street you may have never journeyed is 51 HUNTERS CRESCENT. Mature trees line the street leading up to the home. The pride of ownership is apparent the minute you pull into the off street driveway parking. Greet family and guests in the covered front entrance and invite them into a architecturally beautiful home. Expansive vaulted ceilings paired with archways, and large windows , make this California style home a true pleasure to the eye. The stunning wood stairs have been meticulously crafted and lead you through the home. Newer laminate flooring make it a breeze for cleaning and perfectly functional for kids and pets. The country style kitchen has a sit up breakfast bar, a charming window over the sink, and looks out to the dining room and back yard. The upper level has 3 bedrooms and a convenient walk through the nicely renovated jack and jill style bathroom/ensuite to the primary bedroom. You will absolutely love the natural light that shines through this bright and sunny home. The sunken cozy living room walks out to the huge west facing back yard with a corner gas fireplace providing a nice warm space to relax and enjoy cooler evenings. The unique flow of this home is to be admired . Down another level to a flex space that can be used for whatever your needs may be. A bedroom ( window may or may not be egress) , gym space, hobby room, additional family living... this large space can accommodate for your needs. Love to tinker? this home has a large workshop space that's perfect for tool storage, and small projects. A large storage space is icing on the cake for this home. It truly provides something for everyone in your family . The front attached garage provides shelter from the winter weather or another work space for larger projects. The storage in this home is abundant - and offering almost 2000 sq feet of living space, a

perfect covered back patio area, a location that cant be beat, you must see this one to believe it ! CHARM, SPACE , and LOCATION...  
what more do you need ?