

**49 TUCKER Circle  
Okotoks, Alberta**

**MLS # A2236444**



# \$536,900

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 265
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Pantry		

**Inclusions:** Shelving in Garage and Basement, Brown Cupboard in the Basement

Welcome to this Charming Air-Conditioned, Semi-Detached BUNGALOW VILLA offering over 2,107.35 SQ FT of TOTAL DEVELOPED SPACE with a WALKOUT basement in the desirable community of Tucker Hill in Westmount, Okotoks. This beautiful home sits on a 3,370 SQ FT LOT and features an ATTACHED SINGLE GARAGE, 2 SPACIOUS BEDROOMS, and 2.5 BATHROOMS - ideal for downsizers or those seeking SINGLE-LEVEL LIVING with the bonus of a WALKOUT BASEMENT. Enjoy the ease of LOW-MAINTENANCE LIVING with AFFORDABLE CONDO FEES that include landscaping, snow removal, insurance, water, sewer, trash, and more. From the moment you arrive, you'll love the CURB APPEAL with stone-accented architecture and a welcoming front porch. Step inside to a bright foyer with 'CEILINGS and direct access to the garage. The front Dining Room is filled with NATURAL LIGHT- perfect for gathering around the table with loved ones. At the heart of the home is an OPEN-CONCEPT LAYOUT that seamlessly combines the KITCHEN, DINING AREA, BREAKFAST NOOK, and LIVING ROOM - an ideal space for gatherings. The KITCHEN features OAK CABINETRY, GRANITE COUNTERS, a TILE BACKSPLASH, a BUILT-IN OVEN, an ELECTRIC COOKTOP, and a PANTRY. Cozy up with family and friends in the living room, where warmth and comfort create the perfect setting for memorable moments and everyday relaxation. Step out onto the REAR DECK for a BBQ with a GAS LINE and views of the LANDSCAPED YARD that BACKS ONTO A GREEN SPACE. A 2-PIECE BATHROOM with LAUNDRY is conveniently located nearby. The PRIMARY BEDROOM offers generous space, a WALK-IN CLOSET, and a private 3-PIECE ENSUITE. The WALKOUT BASEMENT includes a

HUGE FAMILY ROOM with a GAS FIREPLACE, a LARGE BEDROOM with a WALK-IN CLOSET, a 4-PIECE BATHROOM, FLEX SPACE, and a generous UTILITY/STORAGE ROOM. The home is equipped with MODERN MECHANICALS including Central A/C to keep you cool in the summer + the Furnace was serviced in 2024, A/C (2016), H2O Tank (2018). Located in a QUIET, WELL-RUN COMPLEX with walking paths behind and Visitor parking. AFFORDABLE CONDO FEES that cover landscaping, snow removal, and more, this property offers EXCEPTIONAL VALUE. Located in a PRIME SPOT near shopping, dining, recreation, medical facilities, and schools. Everything you need is just minutes away. Plus, with Calgary only a short drive away! You'll enjoy the perfect blend of small-town charm and big-city convenience. Don't miss out on this incredible opportunity- BOOK YOUR SHOWING TODAY!