

**224 Tucker Boulevard
Okotoks, Alberta**

MLS # A2238239



\$569,000

Division:	Westmount_OK		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,330 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Greenbelt, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 330
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained, fully developed bungalow villa in the highly desirable Tucker Hill complex includes a new high efficient furnace and hot water tank (installed in 2020) and is one of the largest homes in the community with over 2,000 SqFt of developed space on two levels. Perfectly situated on the end of a quiet street across from a well-kept green space. This end unit offers privacy, convenience, and true pride of ownership. From the moment you arrive, the charm is evident. A large front porch welcomes you, and stepping inside, you'll find an open concept layout with maple hardwood floors which run throughout the hallway, dinning, kitchen and sitting areas. The spacious tiled foyer opens into a bright and inviting living space anchored by a cozy corner gas fireplace ideal for relaxing evenings at home. The deluxe kitchen features a built-in wall oven, electric cooktop, microwave hood fan, large island, an abundant of cabinetry, and walk-in corner pantry perfect for all kitchen storage. As you walk through the kitchen the sunny breakfast nook offers access to the east facing back deck perfect for morning coffee or evening BBQs and complete with a natural gas hookup. Need space to entertain? A versatile formal dining room or flex room gives you the flexibility for a home office, parlor, or even a library. The spacious primary bedroom retreat includes a walk-in closet and a private 3-piece ensuite. Still on the main level is an additional full 4-piece bathroom. The professionally developed lower level boasts large windows for natural light, 9 ft. ceilings, a huge family/games room with a second gas fireplace, a spacious second bedroom with its own walk-in closet, and another full 3-piece bath—perfect for guests or extended family. The well-managed bare land condo takes care of landscaping and snow removal, offering true

lock-and-leave living. Located in the heart of Westmount, this villa is within walking distance to shopping, Pharmacy, restaurants, pubs, parks, schools, and scenic pathways. With its serene setting, impressive layout, and pristine condition, this villa is a rare opportunity for downsizers, retirees, or anyone seeking a peaceful and stylish home. Truly move-in ready!