

**22 Hunters Gate
Okotoks, Alberta**

MLS # A2268453

\$534,900



Division:	Hunters Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,198 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Leather couch/loveseat, dining room table, moveable island in dining room

** OPEN HOUSE SATURDAY JANUARY 10th 2:00-4:00pm** **NEW YEAR - NEW PRICE- NEW HOME**!!! Funky, Fabulous & Perfectly Priced for a Detached home in best community in Okotoks. Hunters Glen is nestled in a mature, tree-lined community, this home offers quick access to the scenic Sheep River pathways & perfect for morning walks, bike rides, and exploring Okotoks' extensive green network. And amenities galore & just steps to Big Rock Elementary K-6 (& offers Junior Kindergarten). No commuting & safer walking routes for the kids. 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 good size and easily fits a king bed. The other two bedrooms are large and can easily fit 2 beds in each room. The lower level has big rec room, new paint, carpeting, funky wall panels, separate office/bedroom (with Egress window), laundry room and tons & tons of storage. The basement has sound proof ceiling (previous owner taught music), Furnace is 2006-new sensor 2022, Roof 2011, HWT 2025, new back fence 2023, washer/dryer 2018, kitchen appliances 2025. For the budget conscious, the attic has double the insulation. Deck, exterior lighting, fencing & shed newly stained/painted in 2025. Opposite the deck is a big shed for more storage. With this home being so close to every amenity you can think of schools, playgrounds, skatepark, Lions campground just to name a few, you won't be disappointed. THIS SURE IS A SMART PICK FOR FAMILIES WHO WANT OUTDOOR SPACE, STYLE, UNBEATABLE LOCATION & MOVE IN READY!