

**61 Tucker Circle
Okotoks, Alberta**

MLS # A2269664



\$558,000

Division:	Westridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,141 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), See Remarks, Walk-In Closet(s)		

Inclusions: TV Mount and TV in the basement

Welcome to this well-maintained semi-detached bungalow villa, offering 2,145 sq. ft. of developed living space across two levels, complete with a walkout basement, in the highly sought-after Tucker Hill community of Westmount, Okotoks. This home features an attached heated double garage, 3 spacious bedrooms, and 3 full bathrooms, perfect for downsizers or anyone seeking comfortable single-level living with added walkout flexibility. From the moment you enter, the spacious tiled foyer sets the tone, leading to an open-plan living area with a modern custom kitchen. The kitchen is equipped with a built-in wall oven, electric cooktop, microwave hood fan, abundant cabinetry, and a raised breakfast bar, making it both functional and stylish. The living room, featuring a cozy gas fireplace, flows seamlessly into the dining area, creating a warm, inviting space for family and friends. Step out onto the upper deck overlooking the green space and pathway system, complete with a BBQ gas line—perfect for outdoor entertaining. The primary bedroom offers a large walk-in closet and a 4-piece ensuite, while the second bedroom, previously used as a home office, is also generously sized. A 3-piece main bathroom with laundry completes this level. The walkout basement expands your living space, featuring a large family room with custom built-ins and included entertainment system, a third bedroom with walk-in closet, a full bathroom with oversized walk-in shower, and a flex room with hot tub rough-in (previously used as a gym/craft room). A generous utility/storage room completes the basement. Modern mechanical updates include central A/C (2024), a new hot water tank (2024), and a high-efficiency furnace (2024). Enjoy low-maintenance living with affordable condo fees covering landscaping, snow removal, insurance, water, sewer, trash, and more.

Located in a quiet, well-managed complex with walking paths and convenient visitor parking, this home offers exceptional value. You're just minutes from shopping, dining, recreation, medical services, and schools, with Calgary only a short drive away, providing the perfect blend of small-town charm and big-city convenience.