

# \$450,000 - 24 Hunters Gate, Okotoks

MLS® #A2260468

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,264 sqft

Residential on 0.10 Acres

Hunters Glen, Okotoks, Alberta

Incredible VALUE in the heart of Okotoks! This charming home offers an EXCELLENT LOCATION within walking distance to schools, parks, restaurants, coffee shops, and all amenities. Conveniently located directly across the street from Big Rock Elementary (K-6), you can easily watch your kids walk to school. Nestled in the sought-after community of Hunters Glen, you're just steps from the beautiful SHEEP RIVER pathway system with over 30 km of walking and biking trails. This mature neighborhood is known for its big trees and welcoming feel.

The main floor features a spacious kitchen with NEWER appliances (DISHWASHER replaced 2 years ago, FRIDGE & STOVE replaced 1 year ago), an eating area, a large living room, and a convenient main floor bathroom. Upstairs you'll find 3 generously sized bedrooms and a full bathroom. The basement is unfinished and ready for your personal touch.

Recent UPDATES include ROOF & WINDOWS replaced in 2022.

Outside, there is off-street parking for at least 2 vehicles. Don't miss this opportunity - this is the most affordable SINGLE FAMILY HOME in Okotoks today!

Built in 1981



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260468    |
| Price          | \$450,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,264       |
| Acres          | 0.10        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 24 Hunters Gate  |
| Subdivision | Hunters Glen     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 1K9          |

## Amenities

|                |       |
|----------------|-------|
| Parking Spaces | 2     |
| Parking        | Stall |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

## Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | None      |
| Lot Description   | Back Yard |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 21                   |
| Zoning         | TN                   |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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