

# \$536,900 - 49 Tucker Circle, Okotoks

MLS® #A2236444

**\$536,900**

2 Bedroom, 3.00 Bathroom, 1,159 sqft

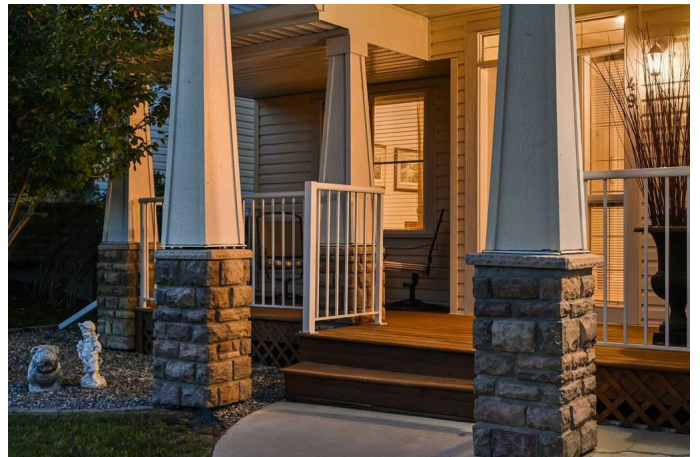
Residential on 0.08 Acres

Westmount\_OK, Okotoks, Alberta

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, youâ€™ll love the CURB APPEAL with stone-accented architecture and a welcoming front porch. Step inside to a bright foyer with 9â€™ 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! Youâ€™ll enjoy the perfect blend of small-town charm and big-city convenience. Donâ€™t miss out on this incredible opportunity- BOOK YOUR SHOWING TODAY!

Built in 2006

**Essential Information**

MLS® #	A2236444
Price	\$536,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,159
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	49 Tucker Circle
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2J7

### Amenities

Amenities	Snow Removal, Visitor Parking
Utilities	Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Pantry
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	1
Zoning	NC

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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