

# \$549,900 - 175 Carr Crescent, Okotoks

MLS® #A2205542

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,039 sqft

Residential on 0.13 Acres

Tower Hill, Okotoks, Alberta

Huge Price Reduction ! This Lovely Home is Move in Ready ! (1,995 Sq Ft of Living Space) Enjoy Morning Coffee on the Front Verandah or Cocktails on the Back Deck . Wide Open Concept Kitchen to Living Area . Bright and Immaculate Loaded with Cabinetry and Huge Work Island/Breakfast Bar with Double Sink.. Comforting Living Area to cozy up in Front of the Wood Fireplace. Upstairs are 3 good sized Bedrooms. Down a Level to Dining Area and Relaxing TV Area Loaded with Natural light. Next Level leads to the Rec Room with a Great Wet Bar.... Built in Wine/Beer Fridge, The Home seems to go on Forever ! Over the years there have been many updates and upgrades Freshly painted, Roof on Home and Garage replaced 10 years so lots of life left, Hot Water tank 2022, Furnace 2011, Water Softener, New Siding on Garage 2020, Tower Hill is well Sought after Mature Community with 3 Elementary Schools close by French Emersion, Catholic and also Regular. Okotoks Rec Center is a 3 min drive with Swimming, Skating and Fitness.

No showings Mon -Thurs until after 6pm due to small dog needing to be removed... ..Friday thru Sunday No Problem

Built in 1981

## Essential Information

MLS® # A2205542

Price \$549,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,039         |
| Acres          | 0.13          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 175 Carr Crescent |
| Subdivision | Tower Hill        |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 1E3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Wet Bar   |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Brick Facing, Living Room, Mantle, Wood Burning                                       |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, Irregular Lot, Pie Shaped Lot      |
| Roof            | Asphalt Shingle                               |
| Construction    | Brick, Metal Siding, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 40              |
| Zoning         | TN              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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