

## 211 Hunters Place Okotoks, Alberta

**MLS # A2248192**


# \$690,000

<b>Division:</b>	Hunters Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,268 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s), Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Quartz Counters, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** ceiling fans, curtain rods

Tucked into a peaceful culdesac that opens onto the scenic Sheep River pathways, this warm and welcoming home offers over 3,100 sq. ft. of thoughtfully developed space. A large lot filled with mature trees and a sunny west-facing backyard is ideal for both outdoor entertaining and relaxing. Vaulted ceilings and a double-height wall of windows fill the main living area with light and gorgeous sunrise views. The charming, updated kitchen features freshly lacquered cabinetry, quartz countertops, and a cozy built-in banquette complete with wraparound windows that bring the outdoors in. Adjacent to the kitchen is a gorgeous sunken dining room-could also be used as an additional family room-finished with timeless travertine flooring, a cozy wood-burning fireplace, a wet bar, and direct access to the large back deck, making it the perfect hub for entertaining or relaxed family gatherings. Completing the main floor are a large laundry room, a three-piece bathroom, new carpet (Spring 2025), and custom millwork throughout. Upstairs, the home continues to impress with three spacious bedrooms and two full bathrooms. The primary suite is a serene retreat with three newer energy-efficient casement windows (installed in 2022), an office/dressing room nook, and a private balcony-perfect for enjoying your morning coffee or taking in the town's annual New Year's Eve fireworks. One of the secondary bedrooms includes a custom built-in desk, ideal for students or those working from home, while the third bedroom comfortably fits a king-sized bed with plenty of additional space. The developed basement is ready for a glow up but is a functional and great hangout space as is- with a large rec room, fourth bedroom (windows not egress), flex room, and plenty of storage. With its unique architectural charm, recent updates, and prime location just

minutes from river pathways, parks, schools, and local amenities, this is a rare opportunity to own a truly special home.