

14 Knight Street
Okotoks, Alberta

MLS # A2199272



\$565,000

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	6 Person Hot Tub. Tool Bench in Garage		

Investor Opportunity in Okotoks! Welcome to 14 Knight Street, a 1,346 sq ft bungalow on a spacious 50' x 127' (6,350 sq ft) lot in the established Central Heights neighborhood—ideal for cash flow investors, house renovators, or regular family buyers. • The Home and Lot offers long-term development potential in a fast-growing town just 18 minutes south of Calgary. • The home features 4 bedrooms, 2 full bathrooms, and a back entrance to the finished basement, making it easy to suite or convert for dual occupancy. A Suite would be subject to approvals and permitting by the municipality. • Recent capital improvements include a high-efficiency Lennox furnace and John Wood hot water tank (2017), new front and back deck structures (2020) and new flooring in the bedrooms (2024). • Refurbished hot tub (2024) A massive 24' x 29' heated garage adds versatility for a workshop or storage • Nearby amenities include top-rated schools, bike paths, river walks, and a vibrant downtown with restaurants, cafes, and retail just minutes away.