

# \$589,900 - 10 Hunters Gate, Okotoks

MLS® #A2224649

## \$589,900

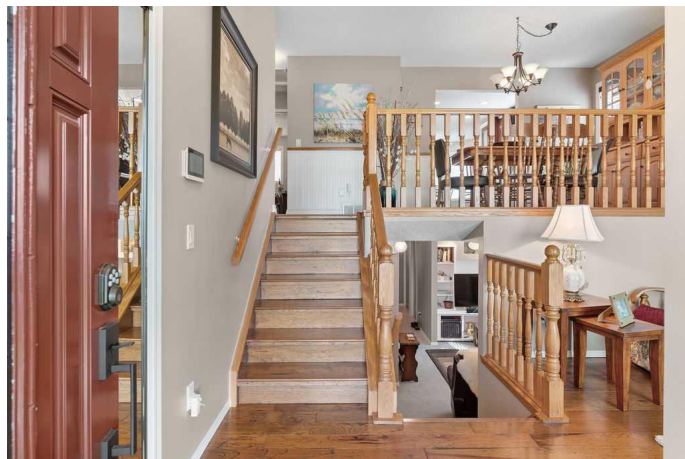
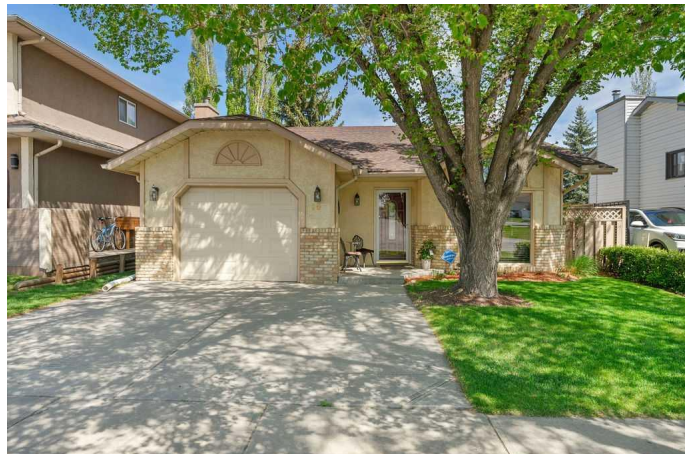
3 Bedroom, 3.00 Bathroom, 1,053 sqft  
Residential on 0.12 Acres

Hunters Glen, Okotoks, Alberta

**\*\*Open House: Sunday, July 13 1:00-3:00pm\*\***

Don't be fooled by the modest exterior of this property; there is a wealth of space and value to be found in this home and large mature yard. This charming, fully finished, 3-level split is overflowing with updates and has been meticulously cared for. Updates include new shingles in 2016, HW tank in 2016, a new furnace in 2007, new kitchen & SS appliances in 2015, reno'd ensuite in 2015, engineered hardwood floor, many new vinyl windows, and more! The main floor hosts an inviting living room, shaded by the mature tree in the front. One level up, you will find the spacious dining room, updated kitchen with a breakfast nook, an office (converted from a bedroom originally), and the primary suite with a leather floor, custom built-in closet, and a beautiful ensuite with tile and glass shower, dual vanity, and more built-in storage. The lower level is fully finished with a second living room with a brick gas fireplace, 2 more bedrooms, a 4-piece bathroom, a laundry room, and a separate exterior entrance leading to the backyard. The oversized single attached garage connects to the home on the 3rd, lower level. A crawl space offers an ample amount of storage. The backyard is your own personal retreat with a multi-level deck, large lawn, a beautiful garden with a variety of perennials and mature trees.

Built in 1988



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2224649      |
| Price          | \$589,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,053         |
| Acres          | 0.12          |
| Year Built     | 1988          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 10 Hunters Gate  |
| Subdivision | Hunters Glen     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 1K9          |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Oversized, Single Garage Attached |
| # of Garages   | 1                                 |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Built-in Features, Ceiling Fan(s), French Door |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                      |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Basement  |
| Has Basement      | Yes  |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
|-------------------|----------------------|

|                 |                   |
|-----------------|-------------------|
| Lot Description | Back Yard, Garden |
|-----------------|-------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |            |
|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

|            |      |
|------------|------|
| Foundation | Wood |
|------------|------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 29th, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 44 |
|----------------|----|

|        |    |
|--------|----|
| Zoning | TN |
|--------|----|

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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