

# \$489,000 - 20 Hunters Gate, Okotoks

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MLS® #A2252571

**\$489,000**

4 Bedroom, 2.00 Bathroom, 1,089 sqft

Residential on 0.10 Acres

Hunters Glen, Okotoks, Alberta

This welcoming 4-bedroom bi-level has seen thoughtful updates in recent years and is ready for its next chapter. The main floor features 3 bedrooms and a full bathroom, along with a spacious living and dining area and a functional kitchen complete with stainless steel appliances.

The lower level offers an additional bedroom, a second full bathroom with a stand-up shower, and a large recreation room—perfect for family gatherings or entertaining.

Recent updates include central A/C, a newer roof, and upgraded windows (most replaced within the past two years). The exterior is finished in durable, energy-efficient stucco, and all major mechanical systems are in excellent shape.

Outside, the large yard with mature trees provides plenty of privacy, and the full concrete driveway along the side of the home offers generous off-street parking. The location is unbeatable—close to schools, shopping, and the scenic river pathway system.

This is the perfect family home and a smart investment in a growing community.

Built in 1981

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2252571    |
| Price          | \$489,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,089       |
| Acres          | 0.10        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20 Hunters Gate  |
| Subdivision | Hunters Glen     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S1K9           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, No Smoking Home, Pantry      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | Central Air                                                        |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 9                 |
| Zoning         | TN                |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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