

# \$575,000 - 1 Wentworth Crescent, Okotoks

MLS® #A2206905

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,182 sqft  
Residential on 0.16 Acres

Rosemont., Okotoks, Alberta

Welcome to 1 Wentworth Crescent in beautiful Okotoks, a spacious, well-maintained family home on a large corner lot with mature trees and low-maintenance brick landscaping. Built in 1974, this home blends vintage charm with smart updates in a location that's hard to beat.

Inside, you'll find a bright, functional layout with hardwood, ceramic tile, and carpet flooring throughout. The main living area features a cozy wood-burning fireplace, perfect for cold Alberta nights. The kitchen and dining space are open and welcoming, ideal for daily living and entertaining.

This home offers three bedrooms, three bathrooms, and a fully developed basement with plenty of space for a rec room, office, or home gym. Extras include built-in security shutters on the windows for added peace of mind, a water softener, and lots of storage throughout.

The exterior includes a finished detached one-car garage, an RV parking pad, and convenient alley access. Just steps away from Percy Pegler Elementary, Okotoks Junior High, and the Okotoks Rec Centre with its hockey arena and curling rink, the location is ideal for families.

Whether you're looking to settle down or invest in a solid property, this one delivers on



comfort, character, and convenience.

Built in 1974

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206905    |
| Price          | \$575,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,182       |
| Acres          | 0.16        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1 Wentworth Crescent |
| Subdivision | Rosemont.            |
| City        | Okotoks              |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1S 1E7              |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Alley Access, Concrete Driveway, Single Garage Detached, Rear Drive |
| # of Garages   | 1   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Ceiling Fan(s), Pantry   |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | None  |

|                 |                           |
|-----------------|---------------------------|
| Fireplace       | Yes                       |
| # of Fireplaces | 1                         |
| Fireplaces      | Living Room, Wood Burning |
| Has Basement    | Yes                       |
| Basement        | Finished, Full            |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Courtyard, Private Yard                             |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Siding  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 8               |
| Zoning         | TN              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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