

# \$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	Single Garage Detached, Alley Access, Concrete Driveway, Rear Drive
# of Garages	1

### **Interior**

Interior Features	Bookcases, Ceiling Fan(s), Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner, Electric Range, Water Softener
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	21
Zoning	TN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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