

# \$639,900 - 9 Hunters Mews, Okotoks

MLS® #A2235461

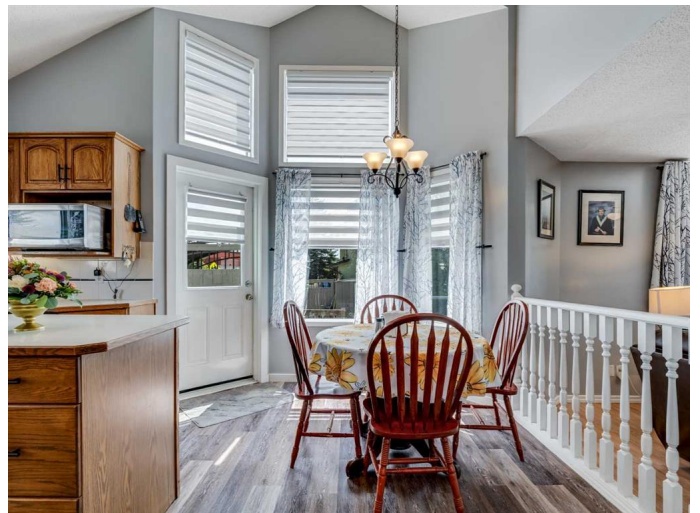
**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,768 sqft

Residential on 0.12 Acres

Hunters Glen, Okotoks, Alberta

This beautiful Air Conditioned family home sits on a massive corner lot, offering the perfect blend of comfort and convenience—just steps from shopping and schools. Upstairs, you’ll find three spacious bedrooms, including a primary complete with a walk-in closet and updated private ensuite. The upper level features hard surface flooring. On the main floor you will find the bright, modern kitchen boasts brand new flooring, stainless steel appliances, and a cozy eating area—perfect for morning coffee or family dinners. Two inviting living rooms provide flexible space for relaxing or entertaining one with a fireplace and another connected to the formal dining room. Downstairs, discover a private in-law setup with a comfortable sitting area, bedroom, and full bathroom—ideal for extended family or guests. There’s also an expansive rec room, ready for movie nights, play space, or your dream home gym. This home also comes with the cozy wood fireplace for cool evenings and chill winter nights to read or enjoy a glass of wine in warmth. Additional highlights include a double attached garage with pad perfect for all your parking and storage needs, as well as a huge corner lot with plenty of room to play, garden, or unwind outdoors. The Furnace, AC, Water Softener, Fence and Roof were recently updated. This is the one you’ve been waiting for, ready for final touches and perfectly located. Don’t miss your chance to call 9 Hunters Mews home! For more details or to book your private



tour, contact your favourite agent today!

Built in 1989

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2235461       |
| Price          | \$639,900      |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 1,768          |
| Acres          | 0.12           |
| Year Built     | 1989           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9 Hunters Mews   |
| Subdivision | Hunters Glen     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 1M2          |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                       |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Parking Pad, Garage Faces Front |
| # of Garages   | 2                                                                                       |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters |
| Appliances        | Dishwasher, Dryer, Range Hood, Stove(s), Window Coverings                           |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | Central Air                                                                         |

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Fireplace       | Yes                                                                 |
| # of Fireplaces | 1                                                                   |
| Fireplaces      | Brick Facing, Gas, Living Room, Mantle, Wood Burning, Raised Hearth |
| Has Basement    | Yes                                                                 |
| Basement        | Finished, Full                                                      |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                     |
| Lot Description   | Cul-De-Sac, Level, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Treed |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Stucco, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 46              |
| Zoning         | TN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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