

# \$549,900 - 30 Ardiel Drive, Okotoks

MLS® #A2239018

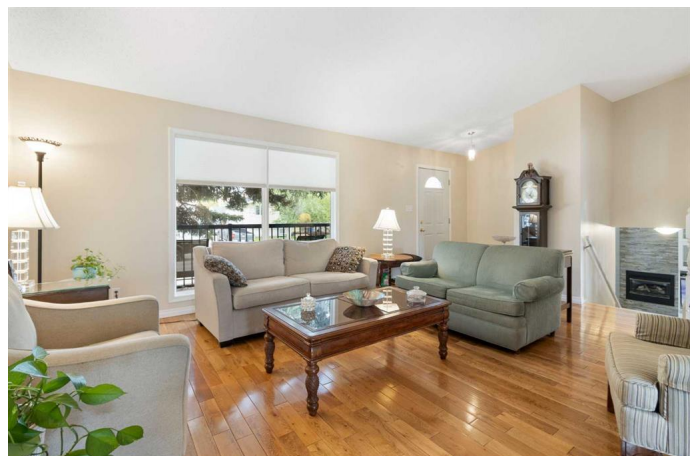
**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.14 Acres

Rosemont., Okotoks, Alberta

Don't miss this one... 30 Ardiel Drive is a nicely updated 4-level split on a large lot in the established community of Rosemont. This wonderful home has been lived in by the same family since it was built, and it's been lovingly maintained and updated over the years. Main floor highlights include gorgeous hardwood floors and an updated kitchen with granite countertops and space for a breakfast nook. The generous living room and dining room benefit from the natural light coming through the large east and west facing windows. The upper level features a spacious primary bedroom with the same beautiful hardwood flooring, as well as a good-sized second bedroom and a four-piece family bathroom. The lower level showcases a cozy comfortable family room with fireplace surrounded by built-in cabinets. There's also a third bedroom and a three-piece bathroom on this level. The basement level is unfinished and offers plenty of storage or space for further development. The west-facing backyard with its wood deck is accessed from the kitchen and it is huge, you just don't find space like this in new developments, plenty of space for your kids to play or to relax with friends. Finally, there is the oversized double garage, plenty of space for your biggest vehicles and further storage. All of this on a quiet street in beautiful Rosemont, in the heart of Okotoks with easy access to everything you need. Don't miss your chance to check this one out.



Built in 1974

## Essential Information

MLS® #	A2239018
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	30 Ardiel Drive
Subdivision	Rosemont.
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S1G6

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes

Basement	Full, Partially Finished
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## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	1
Zoning	TN

## Listing Details

Listing Office	Royal LePage Solutions
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