

# \$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

**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        4  
Zoning                    TN

**Listing Details**

Listing Office            Royal LePage Solutions

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