



GRASSROOTS
REALTY GROUP

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**143 Waldron Avenue
Okotoks, Alberta**

MLS # A2239841



\$478,900

Division:	Tower Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,249 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Attached Carport, Carport, Concrete Driveway, Covered, D		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows		
Inclusions:	Storage Shed		

****OPEN HOUSE HAS BEEN CANCELLED**** This is an excellent opportunity to own a SINGLE FAMILY DETACHED home at the LOWEST-PRICE in all of Okotoks! Situated on a QUIET STREET and BACKING ONTO A GREEN SPACE and school playground, this beautifully RENOVATED BI-LEVEL offers both charm and functionality. The home has been well maintained and updated over the years with NEWER VINYL SIDING, NEWER WINDOWS, ROOF (2023), a HIGH-EFFICIENCY FURNACE (2022), NEW APPLIANCES, FRESH PAINT, and stylish VINYL PLANK flooring. The chef-inspired kitchen is a standout feature, boasting SAGE GREEN CABINETRY, CONCRETE COUNTERTOPS and island, a pantry cupboard, NEWER STAINLESS-STEEL APPLIANCES and TILE BACKSPLASH. On entry, the main foyer opens into a bright and very spacious living room, filled with NATURAL LIGHT from large front windows and a built-in bookcase. The open-concept kitchen comfortably accommodates a family-sized dining table and offers additional seating at the island. A thoughtfully designed SUNROOM/DEN - an extension of the home, overlooks the PRIVATE and LANDSCAPED BACKYARD and includes a full basement beneath, offering even more space. The master bedroom provides private access to the sunroom - a peaceful retreat in privacy! The massive master bedroom with room for a king bed and generously sized second bedroom (easily accommodates a queen bed and dressers) offer ample closet space and share a large main bathroom with soaker tub. The lower level features ample LARGE WINDOWS, a laundry area with a NEW WASHER and DRYER and is currently unfinished providing incredible potential! It's primed for development, with plumbing roughed-in for a bathroom and kitchen/wet bar, and space for two or three additional

bedrooms, a large family room, mudroom, and extra storage. It also features its own WALK-UP ENTRANCE, making it ideal for future suite potential (subject to approvals). Exterior highlights include a CONCRETE FRONT DRIVEWAY, a 40' x 12' CARPORT that could easily be converted to a double tandem garage without blocking any windows, and a SUNNY WEST-FACING BACKYARD complete with a wood deck (freshly painted with non-slip coating), patio area, and a generous lawn. The sunroom offers peaceful backyard views with NO NEIGHBOURS BEHIND, making this home a rare and appealing find with endless potential. Ask your Mortgage Broker about a Mortgage Plus Improvements financing plan to finance the basement development and/or a double tandem garage. THIS LOCATION IS UNBEATABLE! Walking distance to parks, playgrounds, schools, tennis courts, a football field and more! This home also has QUICK and EASY ACCESS to main roads for commuters - less than 15 minutes to Calgary! Discover the charm of Okotoks - a vibrant, family-friendly community offering small-town warmth with all the amenities of big city living.