



**GRASSROOTS**  
REALTY GROUP

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**51 Spring Meadows Bay  
Okotoks, Alberta**

**MLS # A2259710**



**\$365,000**

<b>Division:</b>	Cimarron Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

Choose your paint. Choose your dream floors. Build instant equity of your own. This 4 bedroom, 3.5 bathroom townhouse is the smart buy you've been waiting for, full of potential and genuinely such a cute, functional space. The bright, open-concept main floor is ideal for family dinners, hosting friends, or cozy nights in. The kitchen is flooded with natural light and opens directly onto a cute green space. Upstairs, you'll find two comfortable bedrooms, a full bath, along with a huge primary suite with double closets and private ensuite on its own. The fully finished basement adds even more value with a large rec/TV area, a 4th bedroom with a proper window, and another full bathroom, perfect for guests, teens, or a home office. Tucked into a quiet cul-de-sac with no through traffic and located close to schools, shopping, and amenities, this is one of Okotoks's best established locations. Add in some of the lowest condo fees in town, a strong reserve fund, and a single attached garage that's a total winter lifesaver, and you've got a property that's priced right and ready for someone to make it their own.