



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

26, 105 Elm Place
Okotoks, Alberta

MLS # A2260675



\$450,000

Division:	Heritage Okotoks		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,032 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Floor Furnace, Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows		
Inclusions:	None		

Your new home is an updated, fully developed, immaculate home in the sought after adult community (45+) of Park Haven Villas! This bright and open floor plan is flooded with natural light to give you that airy and inviting feeling throughout the entire home. Upon entering you will fall in love with the large living room that is a great place to gather with family and friends for some interesting conversations. The chef in you will be in awe with the abundance of cabinetry and counterspace, full appliance package, pantry and openness to the spacious dining room that is perfect for hosting gourmet meals. From here, enjoy easy access to the oversized private deck (13'X8") and yard, another great spot to relax and entertain. There are also 2 generous sized bedrooms including the primary one that features a walk through closet and direct access to the to spa-like renovated, cheater ensuite that is complemented by a jetted tub. On the lower level you will discover a huge but cozy family room with a gas fireplace, another ample size bedroom and a second, renovated full bath. The creative person in you will be sure to enjoy the workshop/craft area. Some of the other great features of this well cared home are newer windows and patio door on the main level, newer flooring, main floor laundry, skylight and so much more. Your vehicles will surely appreciate the attached, oversized double garage and there is visitors parking located just steps away. Experience the convenience of living close to town with all its amenities, cozy coffee shops, and unique boutiques. The river pathways being incredibly close will ensure that you get in those regular nature walks. Don't miss out on this opportunity to make this bungalow your new home as units in this great complex do not come up for sale often!

Copyright (c) 2025 . Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.