



**74 Mcrae Street E
Okotoks, Alberta**

MLS # A2261407

\$760,000



Division:	Heritage Okotoks		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Public
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	Garage Heater, Wood Stove, Suite: Fridge, Stove, Dishwasher, Washer/Dryer
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Welcome to 74 McRae Street in the heart of downtown Okotoks! This rare property offers exceptional flexibility with Downtown District zoning and a fully legal suite above the detached garage. The main home features on main floor, 2 bedrooms and 1 bath with a bright open-concept layout, a functional kitchen, and plenty of natural light throughout. The fully finished basement adds 2 more bedrooms and full bath plus a cozy wood stove to keep you toasty all winter, with potential for a separate entrance allowing for a future suite (subject to approvals). Enjoy the covered rear deck overlooking a spacious yard with room for an RV or extra parking. Above the heated oversized detached garage sits a fully legal secondary suite, complete with its own private entrance, full kitchen, and living area, laundry and a lovely balcony overlooking to the South to enjoy the sunshine year round. Perfect for extended family, guests, or as a reliable mortgage helper, this suite adds exceptional versatility to the property. The Downtown District zoning offers even more opportunity, giving homeowners the flexibility to live, rent, or operate a small home-based business. Enjoy the walkable lifestyle that comes with being steps away from Okotoks'; vibrant shops, restaurants, and local amenities. This is THE street to be buying on as we are seeing more and more businesses popping up along here!