



GRASSROOTS
REALTY GROUP

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

**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

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!