

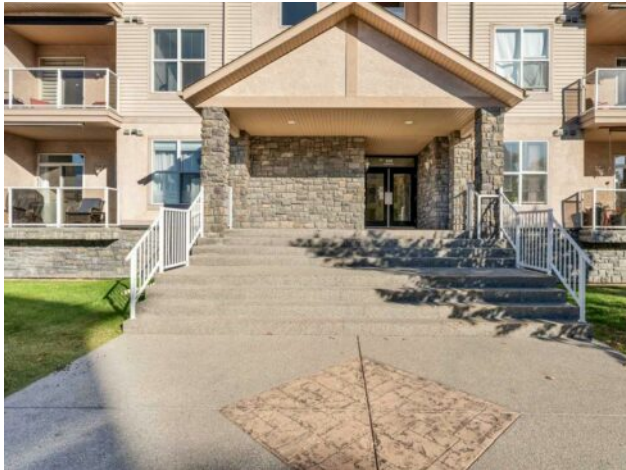


GRASSROOTS
REALTY GROUP

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101, 149 Mcrae Street
Okotoks, Alberta

MLS # A2263667



\$325,000

Division:	Heritage Okotoks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,058 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 516
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	NC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan		

Inclusions: N/A

Imagine living a quiet simpler life in downtown Okotoks. This spacious 1,058 sq. ft. 2-bedroom plus den condo offers comfort and style under 9-foot ceilings with in-floor heating throughout. Pets are welcome (dogs up to 25 lbs, with board approval). Meticulously maintained, the unit features numerous upgrades — including paint, new Luxury Laminate Plank flooring, modern light fixtures, updated door hardware, kitchen sink, bathroom fixtures, new blinds, and ceiling fans: two oversized bedrooms and two 4-piece bathrooms. Naturally illuminated by four windows, the primary bedroom connects to a private ensuite through a walk-through closet. The bright, open kitchen offers plenty of white cabinetry and modern quartz countertops, overlooking a spacious dining area and a warm, welcoming living room that easily fits full-sized furniture. A Kinetico water filtration system provides cleaner, great-tasting drinking water. Step outside through the sliding patio doors to your west-facing covered deck — complete with a sun shade and a gas hookup for your BBQ and convenience with a heated underground parking stall (#15) located near the elevator. You will not find a more beautiful and more spacious unit for this fantastic price in all of Okotoks. Call your favourite realtor now to book your showing.