



GRASSROOTS
REALTY GROUP

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**309, 102 Centre Court
Okotoks, Alberta**

MLS # A2266543



\$239,000

Division:	Rosemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,354 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 815
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to #309, 102 Centre Court SW in Okotoks a perfect blend of comfort, space, and boutique condo living. This rarely available 2 bedroom, 2 bathroom, two-storey unit offers 1,354 sq. ft. of thoughtfully designed space in a quiet, 45+ age restricted community. Step inside to an open and airy layout, highlighted by large windows that fill the living room with natural light and frame stunning views of Okotoks and the Rocky Mountains to the southwest a picturesque backdrop to everyday life. To the right, a spacious dining area is ideal for family dinners and entertaining. To the left, a functional kitchen offers ample storage and workspace. The striking spiral staircase leads to the loft, which serves as the primary bedroom and features a private balcony, perfect for morning coffee or evening sunsets. Both bedrooms are generous in size, and the layout provides privacy and flexibility. The unit includes a titled, heated underground parking stall, keeping your vehicle secure year-round. The building offers fiber optic internet, is peaceful, well-maintained, and designed for low-maintenance, mature living. If you've been waiting for a condo with space, views, character, and convenience this is the one. Come experience the best of Okotoks living.