



GRASSROOTS
REALTY GROUP

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**42, 105 Elm Place
Okotoks, Alberta**

MLS # A2282716



\$425,000

Division:	Heritage Okotoks		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,026 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Chandelier, Natural Woodwork, Skylight(s), Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 300
LLD:	-
Zoning:	NC
Utilities:	-

Inclusions: None; furnishings except artwork negotiable

OPEN HOUSE - SATURDAY, JANUARY 31 - 1-3PM Welcome to 42, 105 Elm Place in Okotoks! Park Haven Villas is a +45 complex of well-cared for units that offer practicality and style. This 1026 square foot home has such a great feel and is so nicely laid out. A large inviting living room space greets you as you enter. The practical kitchen attached to the dining room is a great space for serving up meals or entertaining... enough room for any "kitchen group" that wants to hang out. Two large bedrooms round out the main floor along with the convenience of a main floor laundry. The primary bedroom has more than ample space and direct access to the main bathroom giving it that ensuite feel. Two large closets with large mirror line the hallway to the bathroom creating a separate dressing room. The basement is awaiting your decorative touch to be anything you would like it to be. Currently this large open space offers tons of storage and opportunities for working out or setting up a games area. This is a great home for entertaining friends and family with a natural flow and light from room to room. Access to the back deck from the dining room will offer fantastic opportunities to enjoy being outside and taking advantage of the open space behind you. This unit is also in a great location offering easy access to all the conveniences and amenities of Okotoks.... renowned shops, restaurants and bistros, nature trails and much more. Don't miss this fantastic opportunity to own in this highly sought-after community. Book a showing today!