



**18 Maple Street
Okotoks, Alberta**

MLS # A2284740



\$517,000

Division:	Heritage Okotoks		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	1
Garage:	Front Drive, Outside, Parking Pad, Unpaved		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: 2 storage sheds

Opportunity knocks here in this beautifully renovated character home in Heritage Okotoks, nestled on this quiet crescent on this huge 50x150ft lot within walking distance to schools & Okotoks Old Towne Plaza retail district. This charming 1940s bungalow has brand new vinyl plank floors, 3 bedrooms & full bathroom, stainless steel appliances, 2 decks & a host of improvements including hot water tank, fence, electrical & plumbing. Bathed in natural light, you'll love the open feel of the main floor with its sunny South-facing living room & eat-in kitchen with pantry & stainless steel appliances which includes a GE gas stove & new Whirlpool fridge (2025). Main floor has 3 bedrooms highlighted by the primary bedroom with big walk-in closet & feature wall with reclaimed wood paneling. The updated full bathroom has granite-topped double vanities & shower/tub combo. The lower level is finished with a rec room/home office, workshop/utility room & laundry with newer Maytag Maxima washer & dryer (@ 4years old). The enclosed front porch is a wonderful welcoming space to sit & relax, & the backyard is a huge open space with 1 of 2 decks, 2 storage sheds, firepit & new fence (2022)…perfect for the kids to play in or for you to enjoy the great outdoors. Improvements include hot water tank (2023), electrical (with panel upgraded to 100amp), plumbing, insulation, drywall, windows, insulated interior walls & spray foam insulations in the crawlspace area. Within minutes from your front door is historic downtown Okotoks…with its services & restaurants, trendy shops & cafes. And with the quick access to Highway 2A/Northridge Drive means you have an easy commute to Calgary, High River & beyond!