



**114 Elma Street W
Okotoks, Alberta**

MLS # A2292022



\$699,900

Division:	Heritage Okotoks		
Type:	Residential/House		
Style:	Bungalow		
Size:	865 sq.ft.	Age:	1930 (96 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	D
Foundation:	Brick/Mortar, Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions: N/A

Elma Street West is one of those rare Okotoks locations people already know and love. Surrounded by independent shops, local favourites, and the kind of street life that gives an area its identity, this is a property that offers more than just a place to live — it offers a way of living. Whether it is a morning coffee, an easy walk through town, or evenings spent enjoying the energy of the neighbourhood, the setting is part of what makes this property so special. Purchased in 2017, the building was extensively refreshed by the current owner. The interior was taken back to the drywall stage before the major systems were rebuilt, including updated electrical and plumbing, full asbestos remediation, and the addition of air conditioning. Brick accent walls, neutral finishes, and ambient lighting give it a refined look that still feels comfortable and easy to live in. The layout offers flexibility for someone with vision, creating a home that feels distinctive, stylish, and far from ordinary. The practical details are equally appealing. Inside, there is a beautifully renovated bathroom and a fully functioning kitchen with appliances, many of which have seen very little use. Outside, the decks extend the living space and create welcoming spots to relax, entertain, or simply enjoy being at home. Set on a 5,500+ square foot lot, the property also offers alley access and additional rear parking. Its location along Elma Street puts you right in one of Okotoks's most walkable and recognizable areas, where convenience and character come together in a way that is hard to find. A successful clothing boutique currently operates in the space and plans to relocate within Okotoks, opening the door for the next owner to reimagine the property into something truly special. If you've been waiting for a home with personality, presence, and a location that brings everyday life a little closer, this could be the

one!