



**49 Spring Meadows Bay  
Okotoks, Alberta**

**MLS # A2302953**



**\$439,900**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Laminate Counters, No Smoking Home, Steam Room, Vinyl Windows		

**Inclusions:** N/A

Affordable - Well Maintained - Move In Ready - Terrific Lay Out - Convenient Location - Welcome to 49 Spring Meadows Bay. A quiet cul-de-sac located perfectly in Okotoks. A unique 2 bedroom townhouse where both bedrooms are good size and each have ensuite bathrooms. The primary bedroom also features a relaxing jetted tub. Hardwood floors throughout the main floor of this spacious townhouse as well as up in both 2nd floor bedrooms. The kitchen provides all stainless steel appliances, tons of counter and cupboard space and a terrific counter bar to sit at for those "on the go" meals or hanging out with friends while cooking a meal. A good sized dining area is conveniently located so that you can enjoy a romantic dinner while enjoying your fire place. Easy access to the back patio for summer BBQ's and other fun entertaining options. Plenty of wall space to feature your "Special Events" television. Your fully finished basement once again has been well designed to provide you with that additional "down time" space to hang out with friends, enjoy "movie night", or how about this - your own "spa" time as the lower level bathroom has a spa/steam component. With all new carpet in the lower level, a 2nd fire place, and a well planned laundry room, these features all combine to give you an amazing living space to enjoy. Once you combine all of this living area together you are getting a home that is 1831 square feet in size. Some other features and upgrades to keep in mind and to exemplify the care the current owners have provided with this home are: central air conditioning, fresh paint through the entire home, brand new vinyl flooring on the 2nd floor, and central vacuum. One last unique feature that this unit has to offer is it is the only unit with it's own private driveway. Affordability along with quality living is hard to find. Make an appointment to view

this home, you won't be disappointed.