

7, 130 Mcrae Street
Okotoks, Alberta

MLS # A2203007



\$300,000

Division:	Heritage Okotoks		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	618 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 404
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Soaking Tub, Storage		

Inclusions: None

Incredible opportunity to get into the housing market as a new homeowner or investor in this updated 3 bedroom, south-facing townhouse! Advantageously located mere steps to downtown with its many trendy cafes, diverse shops, delicious restaurants and the always popular ice cream shop. Nearby is the recreation centre with a fitness centre, swimming pool, ice skating, spray park, skate park and much more. Just a short drive away is the Sheep River allowing you to connect with nature and wildlife watch while strolling along the extensive river pathway. Then come home to a quiet sanctuary in a small complex with mature trees. Updated flooring, a neutral colour palette and abundant natural light greet you upon entry. The living room invites relaxation or unwind on the adjacent balcony soaking up the south sunshine. Modernly updated, the kitchen features stainless steel appliances, full-height cabinets, timeless subway tile and ample space to gather over a delicious meal. A handy powder room and a large enclosed laundry room are also conveniently on this level. The lower level is home to an updated 4-piece bathroom and 3 spacious and bright bedrooms all with large windows. Further adding to your convenience is off-street parking. Move-in ready, updated and well kept in a highly desirable, very walkable location — this home has it all! Come see for yourself!