

\$445,000 - 2 Mountain Street, Okotoks

MLS® #A2091389

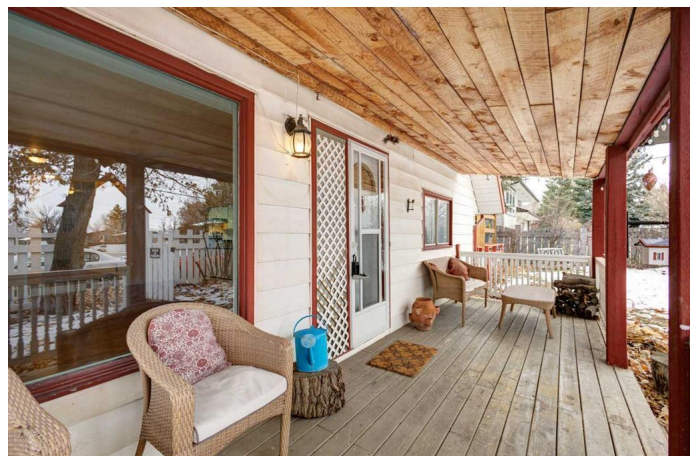
\$445,000

3 Bedroom, 3.00 Bathroom, 1,975 sqft

Residential on 0.15 Acres

Heritage Okotoks, Okotoks, Alberta

Tired of the same old cookie cutter homes in newer communities with limited lot sizes? Located on the top of the hill in Okotoks with fabulous views to the South and just steps to indulge in the trendy boutiques, galleries, restaurants, and cafes in the Olde Towne district. This country charm home features an inviting front verandah leading to the charm and character of this unique family home. Inside you'll enjoy the spacious open living room, large dining room with wood burning fireplace and adjoining kitchen with double French doors leading to the huge side deck. This impressive main floor also features a private bedroom, 3-piece bath, 2 utility rooms with separate furnaces for each level and spacious rear entry to the breeze way connecting the oversized attached double garage. The second level boasts a large bedroom with full ensuite, a second upper bedroom with massive walk-in closet, large 3-piece bath and convenient upstairs laundry with newer wash and dryer. The cozy den between the 2 upper bedrooms could be converted to another bedroom or private office bedroom. Perfect for your beloved pets the private enclosed large yard offers a lot of room for your pets to run and play. The impressive custom built cat enclosure keeps your cats safe and comfortable while outdoors and provides a lot of fun with trees and ropes to climb and a heated house to keep warm while outside on a cold day. The adjoining tunnel from the home to the cat enclosure provides



easy secure access in and out for your beloved cats. The breezeway features a convenient doggy door for dogs of all sizes to enjoy easy access in and out of the home anytime of the year with a fan to keep the area comfortable on the warm summer days. This home is also perfect for a renovation project or the 69ft x110ft lot is a prime redevelopment opportunity for a side by side or 4-plex,. Whether looking for an investment project or immediate redevelopment, this home offers excellent value.

Built in 1962

Essential Information

MLS® #	A2091389
Price	\$445,000
Sold Price	\$422,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,975
Acres	0.15
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2 Mountain Street
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1G5

Amenities

Parking Spaces	2
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Parking	Double Garage Attached
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Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Wood Burning
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Basement	None
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Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Yard, Front Yard, Landscaped, Private
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Slab
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Additional Information

Date Listed	November 3rd, 2023
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Date Sold	December 15th, 2023
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Days on Market	42
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Zoning	TN
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX LANDAN REAL ESTATE
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