

\$374,500 - 204, 52 Mcrae Street, Okotoks

MLS® #A2173542

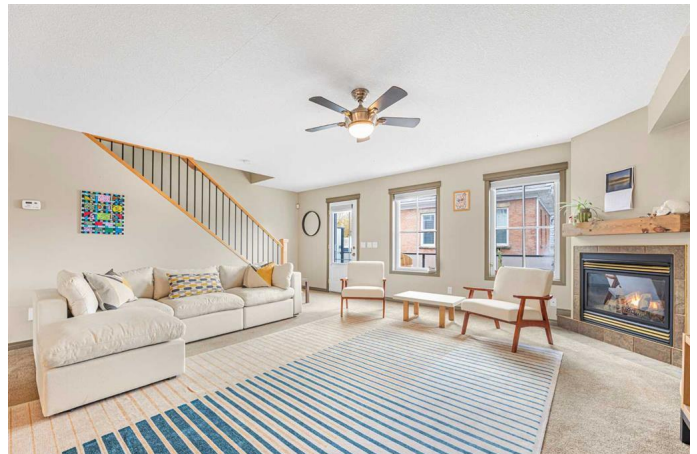
\$374,500

2 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0.00 Acres

Heritage Okotoks, Okotoks, Alberta

Welcome home to the heart of Okotoks! This spacious yet cozy and homey 2-storey condo puts you steps away from local gems like shops, bistros, coffee spots, and restaurants. The main floor, which boasts in-floor heating, features a good-sized kitchen with custom maple cabinets, a sleek tile backsplash, Quartz countertops, stainless steel appliances, and a gas stove (all appliances are less than 5 years old). Oversized windows flood the space with natural light, making it bright and welcoming. On cooler evenings, cozy up by the fireplace with a glass of wine or warm drink in hand. In the morning, step out onto the large West-facing deck to enjoy your coffee and privacy while welcoming a new day. Upstairs, youâ€™ll find a huge primary bedroom with 5-piece bath retreat featuring a double vanity and bright skylight. The second bedroom also hosts its own 4-piece ensuite. Separating the two bedrooms is the conveniently located laundry. Separate from the unit, we can't forget about the three awesome bonus areas this property has to offer! #1 â€“ a dedicated parking stall within the heated, shared garage. #2 â€“ above the garage, youâ€™ll discover an expansive private rooftop patio which is perfect for summer lounging or entertaining friends. #3 - this unit comes with a 347 sqft heated, secured storage room in the basement. You have to see this place in person to truly appreciate all it has to offer. Schedule your showing today! **Please note that the condo fees include all utilities except



for electricity**

Built in 2004

Essential Information

MLS® #	A2173542
Price	\$374,500
Sold Price	\$365,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,435
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	204, 52 Mcrae Street
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1A6

Amenities

Amenities	Roof Deck, Secured Parking, Storage
Parking Spaces	1
Parking	Titled, Alley Access, Single Garage Detached

Interior

Interior Features	Open Floorplan, Quartz Counters, Ceiling Fan(s), Double Vanity
Appliances	Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings, Microwave Hood Fan
Heating	In Floor, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	BBQ gas line, Balcony, Courtyard
Roof	Flat, Membrane
Construction	Brick, Stucco, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	November 30th, 2024
Days on Market	44
Zoning	D
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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