

\$375,000 - 25 Glorond Place, Okotoks

MLS® #A2174293

\$375,000

3 Bedroom, 3.00 Bathroom, 1,311 sqft

Residential on 0.00 Acres

Heritage Okotoks, Okotoks, Alberta

Nestled in the peaceful town of Okotoks, this stunning two-story row townhouse in Glorond Place offers modern charm and convenience. Named Condominium of the Year in 2021, this home boasts a welcoming layout that flows effortlessly between the kitchen and dining room. A cozy fireplace in the living room and a nook for reading your favourite book add warmth and character to the living space, while the spacious balcony invites you to relax and enjoy a cup of morning coffee or an evening beverage. The upstairs offers a well-designed layout, featuring three bedrooms, each with ample closet space and natural light. A full bathroom is centrally located, providing convenience and comfort for family or guests. The highlight of the upstairs is the spacious primary bedroom, a tranquil retreat that includes its own private two-piece ensuite. With its thoughtful design and peaceful ambiance, this upper level perfectly balances style and functionality, offering a comfortable and inviting space for everyone. The basement is an ideal spot for hobbies or projects, with a craft area and a 2 piece bathroom with a rough-in for a shower. Here you will also find the utility room as well as your laundry. This home comes equipped with a single attached heated garage, providing both convenience and comfort during Alberta's winters, as well as an additional parking space in front. The thoughtful updates, including light fixtures, hardware, carpet, and flooring, creating a bright and welcoming



atmosphere throughout. Additionally this home also has a new humidifier system. Outdoors, the serene backyard is a peaceful retreat, complemented by a sizeable deck, gas hook up for all your BBQ needs, and friendly neighbours. Okotoks has a variety of educational options through both public and Catholic school systems. Public schools include Big Rock, Dr. Morris Gibson, and Foothills Composite High School, while Catholic schools like Good Shepherd and Holy Trinity Academy serve the community as well. The town also has private options, such as the renowned Strathcona-Tweedsmuir School nearby. Okotoks offers a mix of natural beauty, history, and recreation. Highlights include Sheep River Provincial Park for outdoor activities, the famous Okotoks Erratic (Big Rock), and the charming Olde Towne area with shops and restaurants. Families can also enjoy local attractions like the Chinook Honey Company, Kayben Farms, and the Okotoks Museum and The Saskatoon Farm. The town's River Walk and Arcy Ranch Golf Club offer scenic relaxation and entertainment. This home is the perfect blend of modern upgrades, ideal for families looking for comfort and charm in a close-knit town. Book your showing today with your favourite REALTOR®.

Built in 1977

Essential Information

MLS® #	A2174293
Price	\$375,000
Sold Price	\$380,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,311

Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	25 Glorond Place
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S1A5

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Driveway, Heated Garage, Single Garage Attached

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Tile, Wood Burning, Insert
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2024
Date Sold	November 5th, 2024
Days on Market	14
Zoning	D
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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