

**39 GLOROND Place, Okotoks T1S 1A8**

MLS® #: **A2160360** Area: **NONE** Listing Date: **08/25/24** List Price: **\$355,000**  
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Okotoks**  
 Year Built: **1977**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**  
 Park Feat: **Driveway,Off Street,Stall**

DOM

**24**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace Insert,Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`6" x 10`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 14`3"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`0" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`8" x 10`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`9" x 10`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Second</b>	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$366

Fee Simple

D

Fee Freq:

Monthly

Legal Desc:

7810089

Remarks

Pub Rmks:

**Have you ever dreamed of having your very own UPDATED townhouse STEPS to all the hustle and bustle of Okotoks DOWNTOWN district? This is your chance !! Glorond place was named CONDOMINIUM OF THE YEAR in 2021 by the Canadian Condominium Institute of Southern Alberta and you will see why. As soon as you drive up to the unit you will notice the SPACIOUS PARKING STALL , and love the END UNIT with GREEN SPACE beside. Step inside to newer paint and flooring and stunning natural light throughout the whole home. The kitchen has been nicely updated with newer cabinetry and countertops. The large dining/office/ flex space over looks the sunken living room and gives that extra bit of space you may need for your organized life. The stunning living room has an electric fireplace insert, huge windows, and a trendy wall feature which continues the modern boho feel of this airy unit. A 2 piece bathroom completes the main level. The upper level provides 3 large bedrooms and a 4 piece bathroom. You will love the abundance of NATURAL LIGHT that flows through this home. The lower level is unfinished with laundry and plenty of storage. You will love the private , FULLY FENCED BACK YARD, with alley access, shade from the most perfect apple tree, and space for the kids and pets to play. Come for your showing , then take a stroll around the town with shopping, unique toy stores and boutiques, family owned restaurants bakeries and tea rooms, local breweries, recreation complex, splash park, all steps from this complex. 3 BEDROOM, 1.5 BATHROOM, PARKING, STORAGE, AND WALKABLE TO MARKETS, CAR SHOWS, PARADES, BUSKERFEST, CHILIFEST, LIGHT UP OKOTOKS , AND SO MANY MORE AMAZING DOWNTOWN EVENTS.**

Inclusions:

Pergola

Property Listed By:

RE/MAX iRealty Innovations

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







