



THE
A-TEAM

**RE/MAX
FIRST**

52 MCRAE Street #204, Okotoks T1S 1A6

MLS® #: **A2173542**

Area: **Heritage Okotoks**

Listing Date: **10/17/24**

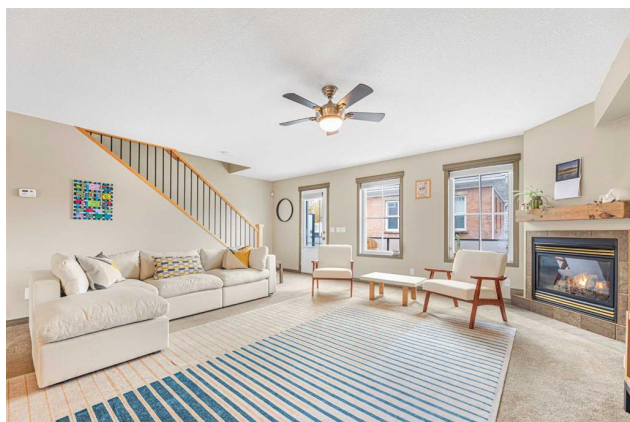
List Price: **\$374,500**

Status: **Pending**

County: **Foothills County**

Change: **-\$5k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Okotoks**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,435**
Low Sqft:
Ttl Sqft: **1,435**

DOM

34
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Multi Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Alley Access,Single Garage Detached,Titled

Utilities and Features

Roof: **Flat,Membrane**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Brick,Cement Fiber Board,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),Double Vanity,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 6`6"	Kitchen With Eating Area	Main	12`5" x 12`5"
Living Room	Main	21`1" x 17`5"	4pc Ensuite bath	Second	5`11" x 7`10"
5pc Ensuite bath	Second	11`5" x 7`3"	Bedroom	Second	14`10" x 10`0"
Bedroom - Primary	Second	21`1" x 17`5"	Storage	Basement	16`3" x 21`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$817

Fee Simple

D

Fee Freq:

Monthly

Legal Desc: 0410521

Remarks

Pub Rmks: **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, you'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 - a dedicated parking stall within the heated, shared garage. #2 - above the garage, you'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****

Inclusions: N/A

Property Listed By: Royal LePage Benchmark

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

