

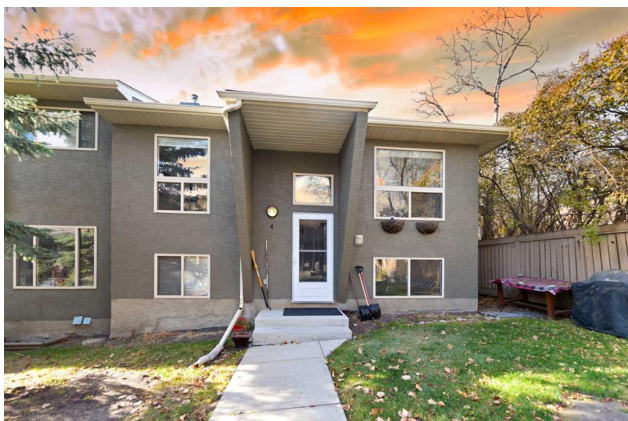


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**29 POPLAR Avenue #4, Okotoks T1S 1Z5**

MLS® #: **A2177260** Area: **Heritage Okotoks** Listing Date: **11/05/24** List Price: **\$288,000**  
 Status: **Active** County: **Foothills County** Change: **-\$12k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Okotoks** Finished Floor Area  
 Year Built: **1997** Abv Sqft: **512**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **912 sqft** Ttl Sqft: **512**  
 Lot Shape:

DOM

**15**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Level**  
 Park Feat: **Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Laminate**  
 Sewer: Ext Feat: **None** Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`1" x 10`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 7`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Basement</b>	<b>11`2" x 8`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 10`3"</b>	<b>Laundry</b>	<b>Basement</b>	<b>8`0" x 4`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`10" x 4`11"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$334

Fee Simple

NC

Fee Freq:

Monthly

Legal Desc: 9412077

Remarks

Pub Rmks: **Welcome to this charming 2-bedroom bi-level townhouse, nestled in a peaceful complex in the vibrant town of Okotoks, just a 15-minute drive south of Calgary. This beautifully upgraded home boasts a thoughtfully designed layout, with modern finishes and comfort in mind. The main floor features a bright and spacious living room, complete with a cozy gas fireplace in the corner and stylish laminate flooring. A well-equipped kitchen with a dining area and a convenient 2-piece powder room complete this level, creating a perfect space for entertaining. Downstairs, the lower level offers two comfortable bedrooms, a 4-piece bathroom, and a laundry area for added convenience. With ample storage, including an assigned storage locker and two dedicated parking stalls, this townhouse is both functional and practical. Ideally located, it's just a short walk to local shops, restaurants, and amenities, and minutes to the mountains for weekend getaways. Embrace a relaxed lifestyle in this welcoming community—this home is ready to impress!**

Inclusions: N/A  
Property Listed By: TREC The Real Estate Company

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



