

204, 52 Mcrae Street  
Okotoks, Alberta

MLS # A2173542



**\$374,500**

<b>Division:</b>	Heritage Okotoks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Multi Level Unit		
<b>Size:</b>	1,435 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 817
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Stucco, Wood Frame	<b>Zoning:</b>	D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

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 &ndash; a dedicated parking stall within the heated, shared garage. #2 &ndash; 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\*\*