



GRASSROOTS
REALTY GROUP

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23, 170 N Railway Street
Okotoks, Alberta

MLS # A2301626



\$199,900

Division:	Heritage Okotoks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,132 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 749
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this loft style condominium offering over 1130 ft2 of spacious living space including the large loft area! Floor to ceiling bank of south-facing windows in the living room with dramatic 18' vaulted ceilings that flood the living space with natural light! Spacious primary bedroom boasts 3 closets, providing plenty of storage. The upper loft area with vaulted ceilings offers almost 500 ft2 of flexible space for home office, cozy retreat space or 2nd bedroom complete with walk in closet. Sunny south-facing balcony off the living room. This unit comes with 2 parking stalls (#23, #23), large basement storage locker(#23), and common laundry room in the basement. Great location close to the the Okotoks pathway system, Schools, beautiful Sheep River, and walking distance to the historic downtown of Okotoks!