



GRASSROOTS

REALTY GROUP

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**15 Spring Meadows Bay
Okotoks, Alberta**

MLS # A2303115



\$415,000

Division:	Cimarron		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,341 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters		

Inclusions: Bar stools

Beautiful, fully finished end-unit townhome with central A/C, thoughtfully maintained and beautifully presented. This bright and inviting home features 4 bedrooms and 3.5 bathrooms and an attached garage. The open-concept main floor showcases a bright kitchen with updated white cabinetry, quartz countertops, newer stainless steel appliances, a stylish tile backsplash, and a large pantry. The adjoining living room features a cozy corner gas fireplace, and durable LVP flooring runs throughout the main level. As an end unit, the home is filled with natural light from large south- and west-facing windows. You’ll also find a convenient powder room and direct access to the attached garage on this level. Step outside to a lovely west-facing patio with a gas hookup—perfect for BBQs and enjoying the evening sun. Upstairs, the spacious primary bedroom offers a 3-piece ensuite, double closets with ample storage, and a comfortable sitting area. Two additional generously sized bedrooms and a 4-piece bathroom complete the upper level. The fully finished basement adds even more living space, featuring a good-sized family room, a fourth bedroom with a large window and closet, a 4-piece bathroom, and a laundry room. All appliances are approximately 5 years old and Hot water tank is 4 yrs old. Ideally located close to schools, shopping, and all the great amenities Okotoks has to offer.

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