



207, 45 N Railway Street
Okotoks, Alberta

MLS # A2305677



\$285,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,044 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Common, Enclosed, Garage Door Opener, Garage Faces Rear, Ins		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Track Lighting		

Inclusions: some window coverings, shelf in the upstairs bathroom

Welcome to 207 North Railway Street, perfectly situated in the heart of downtown Okotoks. If you've been searching for a convenient lifestyle or a great investment unit - close to shops, restaurants, and the vibrant energy of Main Street, this is the one. This home offers over 1,044 sq ft of comfortable living space, featuring two bedrooms, two bathrooms, and in-suite laundry. Low condo fees of \$300 per month! As you step inside, you'll immediately appreciate the abundance of natural light that fills the main level, creating a warm and inviting atmosphere. The open-concept layout flows effortlessly from the spacious living room—complete with a cozy fireplace, perfect for unwinding in the evenings—into a functional kitchen with a large eating bar that's ideal for both everyday living and entertaining. The main floor also includes a convenient 2-piece bathroom with a laundry space as well as a newer full-sized washer and dryer! Enjoy plenty of storage space with the utility room as well! Step outside onto your private balcony, a wonderful place to relax at the end of the day or take in the charm and activity of downtown living. Upstairs, the primary bedroom is generously sized and offers a true retreat. The opposite side has the second bedroom, which features a walk-in closet and flexibility for guests, a home office, or whatever suits your lifestyle. Good sized 4 pc. main bathroom separates the bedrooms and offers good storage space! This home also includes a single attached garage space (within a shared double) with additional storage space, your own opener and key! You'll love being just moments from scenic pathways, the beautiful Sheep River, parks, disc golf, the library, local brew pubs, and some of the best restaurants Okotoks has to offer. The property has been thoughtfully maintained with several key updates,

including a newer refrigerator, dishwasher, furnace heating coil, newer flooring in the utility room, new lighting in the kitchen, new hot water tank (less than 6 months old), and newer full-sized washer and dryer. Opportunities like this in such a sought-after downtown location don't come up often—this is one you won't want to miss.