



GRASSROOTS

REALTY GROUP

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**34, 105 Elm Place
Okotoks, Alberta**

MLS # A2307882



\$449,900

Division:	Heritage Okotoks		
Type:	Residential/Five Plus		
Style:	Bungalow-Villa		
Size:	1,023 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks		

Inclusions: N/A

Welcome to easy living in the heart of Okotoks. This well-kept bungalow villa in the adult living community of Heritage Okotoks offers the kind of lifestyle people are looking for more and more — quiet, low maintenance, and close to everything you need. Backing onto peaceful green space with no neighbours behind, this home gives you a rare mix of privacy and convenience. Enjoy your morning coffee on the deck while taking in the open views and walking paths right out your back gate. Inside, the layout is bright, functional, and comfortable with over 1,900 sq ft of developed living space between the main floor and finished basement. The home has been recently painted, with new carpets, and the Poly B piping has been replaced! The main level features a spacious living area, a practical kitchen with plenty of storage and breakfast bar seating, plus a dining area that’s perfect for everyday living or hosting family and friends. The large primary bedroom, second bedroom, and main floor laundry make day-to-day living easy. Downstairs, the fully finished basement adds even more space with a large rec room, third bedroom, full bathroom, and a flex room that works great as a hobby room, office, or TV space. The double attached garage means no scraping windows in winter, and the low condo fees help keep monthly costs manageable while still covering snow removal, landscaping, reserve fund contributions, and professional management. Location is another huge bonus here. You’re tucked into a quiet area but still just minutes from grocery stores, restaurants, coffee shops, walking paths, parks, and everyday amenities. The Sheep River pathways, downtown Okotoks, recreation facilities, and shopping are all close by. Plus, getting in and out of town is simple for trips into Calgary. If you’ve been looking for a comfortable home with less

maintenance, great neighbours, and a little more time to enjoy life, this could be a great fit. For more info, photos, and a guided 360 tour, click the links below!