



**18 Maple Street
Okotoks, Alberta**

MLS # A2310154



\$499,000

Division:	Heritage Okotoks		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,009 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, No Neighbours Behind, Sloped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	D
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Granite Counters, Sump Pump(s)		

Inclusions: 2 sheds

Welcome to this beautifully renovated 3 bedroom, 1 bathroom home nestled in the highly sought-after historic Elma Street district of Okotoks. Combining timeless charm with modern updates, this home offers an inviting open concept main floor that's perfect for both everyday living and entertaining. The bright and spacious layout includes 1009 sq/ft on the main floor with an additional 80 sq/ft in the front porch. This layout flows seamlessly from the living room to the kitchen, creating a warm and welcoming atmosphere. Downstairs, you'll find an additional family room, laundry room and storage room providing the perfect space for movie nights, a playroom, home office, or recreation area. Step outside to discover an impressive oversized backyard featuring a massive deck, ideal for summer BBQs, relaxing with your morning coffee, or hosting family and friends. Also enjoy a fire sitting around the firepit late at night. The mature lot offers plenty of room for kids, pets, gardening, or simply enjoying the outdoors. Location is everything, and this home delivers. Situated just steps from downtown Okotoks, you'll love being within walking distance of charming boutiques, local restaurants, cafes, parks, and community events. Enjoy the vibrant small-town atmosphere, scenic pathways along the Sheep River, and the convenience of having schools, recreation facilities, and everyday amenities nearby. Living in downtown Okotoks means embracing a true sense of community, where seasonal festivals, farmers' markets, local businesses, and beautiful green spaces are all part of your everyday lifestyle. This is a rare opportunity to own a move-in-ready home in one of Okotoks' most desirable and historic neighbourhoods.