



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**101 S Railway Street
Okotoks, Alberta**

MLS # A2318716



\$649,900

Division:	Heritage Okotoks		
Type:	Residential/House		
Style:	Bungalow		
Size:	902 sq.ft.	Age:	1940 (86 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized, Parking Pad, RV Access		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions: Hot Tub, Pergola, Outside TV

Welcome to 101 S Railway Street in Okotoks, a rare opportunity to own a fully renovated bungalow situated on two lots with an oversized radiant heated garage and an abundance of additional parking. This impressive 3 bedroom, 2 bathroom bungalow has been extensively updated from top to bottom, offering modern comfort and peace of mind for years to come. The bright and inviting main floor features updated flooring, a beautifully refreshed kitchen with new sink, appliances, and backsplash, and an updated bathroom with brand-new shower tile. The fully renovated basement adds exceptional living space with a stunning new bathroom and thoughtfully updated finishes throughout. Outside, the property truly shines. The oversized heated garage is ideal for hobbyists, mechanics, storage, or additional workspace, while multiple gravel parking pads provide room for vehicles, RVs, trailers, boats, and guests. The newly constructed front deck and outdoor hot tub area create the perfect setting to relax and entertain. Recent upgrades include a new electrical panel (2020), fencing (2021), black railings (2021), main-floor flooring (2021), garage roof (2022), soffit, fascia, gutters and downspouts (2022), basement renovation (2023), window cladding (2025), boot room tile (2025), upstairs shower tile (2025), brand-new toilets (2025), fully renovated basement bathroom (2025), new gravel parking pads (2025), shed shingles (2025), kitchen updates including sink, appliances and backsplash (2026), and a brand-new hot water tank (2026). The durable metal roof, installed in 2019, adds even more long-term value. Properties offering a fully renovated home, double lot ownership, oversized heated garage, hot tub, and exceptional parking opportunities are incredibly hard to find. Don't miss your chance to own this move-in-ready property in the convenient Heritage

Okotoks location close to the river, walking and biking paths, amenities, shopping, and major commuter routes.