



**34 Oak Avenue  
Okotoks, Alberta**

**MLS # A2318836**



**\$1,140,000**

<b>Division:</b>	Heritage Okotoks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	2.33 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cleared, Few Trees, Gre		

<b>Heating:</b>	Fireplace(s), Forced Air, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	N/A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** Water filter, water tote

**\*\*HUGE PRICE ADJUSTMENT - Motivated Seller\*\* OPPORTUNITIES LIKE THIS are exceptionally RARE.** Nestled on an incredible 2.33-acre parcel WITHIN the Town of Okotoks, this beautifully maintained and extensively upgraded home offers the perfect blend of country living and urban convenience. Boasting 1,773 square feet of thoughtfully designed living space, this immaculate 5-bedroom home provides room for families of all sizes. The spacious primary retreat occupies the upper level, along with a bright and welcoming living room. Two additional bedrooms are located on the main level, while the fully developed lower level features two more bedrooms, a large recreation room, laundry area, and a walk-up entrance with separate access - offering excellent flexibility for multi-generational living or future development possibilities. The home has been tastefully decorated and meticulously cared for throughout. Features include stainless steel appliances, a gas range, hardwood flooring, ceramic tile, laminate flooring, and a durable metal roof. An oversized double garage provides ample space for vehicles, storage, and hobbies. The true highlight of this property is the spectacular yard. Surrounded by mature landscaping and abundant wildlife, the setting feels like a private country retreat while remaining within town limits. A charming wooden bridge crosses a small swale, adding character and natural beauty to the grounds. Located on a quiet dead-end road, peace and privacy are assured. The possibilities are endless: create the garden of your dreams (two wells will offer you an abundance of water on any day you wish), build recreational spaces for family and friends, enjoy outdoor gatherings around the fire pit, or make use of the versatile outbuildings for hobbies, or storage. With space to host large family celebrations, special events, and overnight guests, this

property offers a lifestyle that is nearly impossible to find in town. A truly unique and extraordinary property that must be experienced to be fully appreciated.