



**C, 109 Stanley Avenue
Okotoks, Alberta**

MLS # A2322166



\$325,000

Division:	Heritage Okotoks		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	544 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Lawn, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 259

LLD: -

Zoning: NC

Utilities: -

Inclusions: Brackets and Rods for window coverings, Shower Rod, Ikea Pax Wardrobe (Master closet), Ikea Besta Entertainment Shelf (Living Room), Ikea Shoe rack (front door)

Experience stylish, low-maintenance living in one of Okotoks' most desirable neighbourhoods! This beautifully updated home offers over 1,000 sq. ft. of thoughtfully designed living space and has been tastefully updated throughout, allowing you to move in and simply enjoy. The modern galley-style kitchen features full-height cabinetry, granite countertops, stainless steel appliances (newly purchased Dishwasher May 2026), and ample storage. Luxury vinyl plank flooring, contemporary paint colours, and the convenience of in-suite laundry (new washer and dryer purchased May 2025 and hot water tank Feb 2026), complete the home's fresh, modern feel. There are three bedrooms, including a spacious primary with a large walk-in closet, a well-appointed full bathroom, additional storage, and a functional layout, this home is designed for comfortable everyday living. Enjoy your private balcony and the benefits of low condo fees, helping keep homeownership affordable. Ideally located just steps from the picturesque Sheep River pathway system and only a short walk to historic downtown Okotoks, you'll love having nature, local shops, restaurants, and cafes right at your doorstep. Whether you're a first-time home buyer, downsizer, or investor looking for a turnkey property in a fantastic location, this move-in-ready home is an opportunity you won't want to miss.