



**GRASSROOTS**  
REALTY GROUP

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2 Elk Avenue  
Okotoks, Alberta

MLS # A2325240



**\$689,900**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,065 sq.ft.
Zoning:	D

**Heating:** Electric, Forced Air, Heat Pump, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** Vinyl Siding, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 0.13 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** stove in garage for basement suite, washer/dryer in basement

Welcome to this beautifully updated 1947 bungalow located in the heart of downtown Okotoks, offering an exceptional opportunity for entrepreneurs, investors, or those seeking a flexible live/work lifestyle. Zoned for mixed use and positioned just steps from Elizabeth Street, this property offers excellent visibility, strong curb appeal, and endless potential. The main floor is currently configured for commercial/retail use and was extensively renovated in 2022. Features include a bright and modern interior with new windows, commercial-grade vinyl flooring, knockdown ceilings, updated insulation and drywall, upgraded electrical, heat pumps, air make-up system, and a camera/security system. The layout includes a spacious retail/reception area with built-in desk, two large offices or treatment rooms—both featuring built-in sinks and individual heating/AC controls—a wheelchair-accessible 2-piece bathroom, storage room, utility room, and washer/dryer. The lower level features a separate private entrance leading to a bright and spacious legal 2-bedroom basement suite. Designed with comfort and functionality in mind, the suite offers large windows, a white kitchen with ample counter space, open dining and living areas, vinyl plank flooring, two generously sized bedrooms with newer carpet, a 3-piece bathroom, stacked washer/dryer, and additional storage space. The legal suite just requires the reinstallation of a stainless steel stove and full-size refrigerator to complete the setup. Additional updates completed in 2022 include the furnace, fire-rated knockdown ceiling, upgraded electrical, garage improvements, and more. Outside, enjoy a large yard, concrete walkways, access ramp, new fencing, and a 20x24 garage with updated siding and roof plus a framed room offering additional flexibility. This is a rare turnkey opportunity where the

hard work has already been done&mdash;simply move in and start running your business, investing, or enjoying the flexibility of downtown mixed-use living.