



**38, 105 Elm Place  
Okotoks, Alberta**

**MLS # A2325247**



**\$425,000**

<b>Division:</b>	Heritage Okotoks		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Skylight(s), Storage		

**Inclusions:** N/A

OPEN HOUSE SUNDAY JULY 12 FROM 12 - 2 PM. This well-maintained 45+ bungalow villa in Park Haven Villas offers comfortable, low maintenance living in a great location backing to a large greenspace. The bright and open floorplan features neutral d&eacute;cor, hardwood flooring throughout the main living areas, and carpet in the bedrooms and basement family room. The updated kitchen offers newer cabinets, counters, and backsplash, plus stainless-steel appliances and a window overlooking Kinsman Park. Sliding glass doors from the kitchen nook lead to a private deck where you can enjoy the park views. The entrance to the home opens into a combined living and dining area that provides plenty of space for everyday living and entertaining. The primary bedroom includes a walk-in closet, while the second main floor bedroom features a skylight that brings in plenty of natural light. The main floor is completed by a 3-piece bathroom with walk in shower. The home offers a total of 3 bedrooms, with 2 on the main floor and a third bedroom in the developed basement. Downstairs you&rsquo;ll also find a 4 piece bathroom and a spacious family room, providing extra space for guests, hobbies, or a home office. Backing directly onto Kinsman Park, you'll enjoy a peaceful setting with green space just outside your doo, and the central air conditioning will keep you cool all summer long. Located near the downtown of Okotoks it&rsquo;s a short walk to shopping, restaurants, and other amenities.