



GRASSROOTS
REALTY GROUP

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302, 15 Lineham Avenue
Okotoks, Alberta

MLS # A2326501



\$279,000

Division:	Heritage Okotoks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	D
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: N/A

Located in the heart of Okotoks, this immaculately maintained condo offers an exceptional location within walking distance of a charming French bakery, boutiques, restaurants, coffee shops, the library, and the scenic Sheep River pathways. Inside, you'll find a bright white kitchen with a cozy dining nook, a welcoming corner gas fireplace, a thoughtfully designed layout, and elegant crown moulding that adds warmth and character. The spacious laundry room provides exceptional storage, while the two generously sized bedrooms offer comfort and versatility. The primary bedroom is enhanced by a beautiful bay window, creating a bright, inviting retreat with the perfect spot to relax or enjoy natural light throughout the day. The oversized full bathroom has been beautifully appointed with a mobility-friendly shower featuring ceiling-height tile, quartz countertops, and a large vanity with ample storage. Ceiling fans throughout the condo provide added comfort, and the west-facing deck is the perfect place to soak up the afternoon sunshine or enjoy a collection of colourful potted flowers. The unit also includes a covered parking stall, and pets are welcome with condo board approval.