



GRASSROOTS
REALTY GROUP

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**D, 109 Stanley Avenue
Okotoks, Alberta**

MLS # A2330889



\$325,000

Division:	Heritage Okotoks		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	542 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	220 Volt Wiring, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 259
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters		

Inclusions: Door bell camera

Hello, Gorgeous! Welcome to 109 Stanley Avenue, Unit D, a fully finished, move-in-ready half duplex offering approximately 1,004 square feet of total developed living space, with 542 square feet above grade (RMS) plus a fully finished lower level, in the established community of Heritage Okotoks. This bright, open-concept bi-level lives large, with a renovated white kitchen, stainless appliances, and a sun-filled living and dining area that opens onto a private balcony with a gas line for the barbecue. The main level offers a comfortable bedroom that flexes easily into a guest room, home office, or hobby space, while the fully finished lower level is home to a spacious primary bedroom with a walk-in closet, a second bedroom, a modern four-piece bathroom, in-suite laundry, and a large storage area under the stairs. Recently refreshed with newer windows and sliding glass doors, this well-cared-for home sits within a professionally managed, pet-friendly complex where low monthly fees, snow removal, and an assigned parking stall at the door keep life beautifully simple. Ideally located steps from the Sheep River pathways, with quick access to schools, shopping, the library, the Rec Centre, downtown Okotoks, parks, and transit, this is easy, walkable, low-maintenance living at a wonderful value. Book your private showing today.