



GRASSROOTS
REALTY GROUP

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4, 126 McRae Street
Okotoks, Alberta

MLS # A2333771



\$349,000

Division:	Heritage Okotoks		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	561 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Standard, Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	D
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Perfectly positioned just steps from downtown, this home offers the ideal blend of convenience and lifestyle. Imagine starting your mornings with a coffee from your favourite local cafe, strolling to boutique shops, restaurants, and everyday amenities, or spending your evenings exploring the nearby Sheep River walking paths and parks. Whether you're enjoying the vibrant downtown atmosphere or taking in the peaceful outdoor spaces, this home puts everything you need within easy reach. Inside, you'll find a warm and welcoming space that's ready for its next chapter. This unit has NO CONDO Fees. With the luxury of having your own private and fenced yard, the outdoor space is perfect for children, dogs, or a nice, relaxing setting. Inside, the bright, inviting living space creates the perfect setting for family dinners, movie nights, entertaining friends, or simply unwinding after a busy day. Every room has been designed to feel comfortable, functional, and easy to make your own. Whether you're purchasing your very first home or looking for a new investment property, this property brings the perfect balance of affordability, functionality, and an unbeatable location close to everything you need.