



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

101 S Railway Street
Okotoks, Alberta

MLS # A2345272



\$530,000

Division:	Heritage Okotoks		
Type:	Residential/House		
Style:	Bungalow		
Size:	902 sq.ft.	Age:	1940 (86 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Heated Garage, Oversized, Pa		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Stone Counters, Storage		

Inclusions: Hot Tub, Pergola, Outside TV

Enjoy the best of Okotoks living in this extensively renovated bungalow, situated on two lots along a newly paved, no-through-traffic road! Walk to downtown, scenic pathways and the river for fishing and outdoor adventures. This charming home combines the character and established location you love with the comfort and convenience of modern updates already completed. The main floor features new flooring throughout, a fully updated kitchen with brand-new appliances and beautifully updated bathrooms and tile. Major improvements include a new electrical panel, new hot water tank, new soffits and fascia, and a new roof on the shop. Simply move in and enjoy. Outside, the property really shines. The oversized radiant-heated shop is ideal for vehicles, hobbies, a home business or extra storage. Parking is abundant with three rear parking pads, three side parking pads and RV parking at the front. The large fenced backyard offers plenty of room for kids and furry friends, while the covered hot tub and outdoor TV area create the perfect setting to relax and entertain. Whether you're a first-time buyer, growing family, investor or someone looking for an incredible shop and outdoor lifestyle, this property offers space, flexibility and value in one fantastic package.