

# \$300,000 - 7, 130 Mcrae Street, Okotoks

MLS® #A2203007

**\$300,000**

3 Bedroom, 2.00 Bathroom, 618 sqft

Residential on 0.00 Acres

Heritage Okotoks, Okotoks, Alberta

Incredible opportunity to get into the housing market as a new homeowner or investor in this updated 3 bedroom, south-facing townhouse! Advantageously located mere steps to downtown with its many trendy cafes, diverse shops, delicious restaurants and the always popular ice cream shop. Nearby is the recreation centre with a fitness centre, swimming pool, ice skating, spray park, skate park and much more. Just a short drive away is the Sheep River allowing you to connect with nature and wildlife watch while strolling along the extensive river pathway. Then come home to a quiet sanctuary in a small complex with mature trees. Updated flooring, a neutral colour pallet and abundant natural light greet you upon entry. The living room invites relaxation or unwind on the adjacent balcony soaking up the south sunshine. Modernly updated, the kitchen features stainless steel appliances, full-height cabinets, timeless subway tile and ample space to gather over a delicious meal. A handy powder room and a large enclosed laundry room are also conveniently on this level. The lower level is home to an updated 4-piece bathroom and 3 spacious and bright bedrooms all with large windows. Further adding to your convenience is off-street parking. Move-in ready, updated and well kept in a highly desirable, very walkable location – this home has it all! Come see for yourself!

Built in 1974



## Essential Information

MLS® #	A2203007
Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	618
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

## Community Information

Address	7, 130 Mcrae Street
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1J4

## Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

## Interior

Interior Features	Ceiling Fan(s), Soaking Tub, Storage
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Low Maintenance Landscape, Many Trees

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	45
Zoning	D

### **Listing Details**

Listing Office	First Place Realty
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