



## 52 Mcrae Street Okotoks Alberta

\$374,500

Welcome home to the heart of Okotoks! This spacious yet cozy and homey 2-storey condo puts you steps away from local gems like shops, bistros, coffee spots, and restaurants. The main floor, which boasts in-floor heating, features a good-sized kitchen with custom maple cabinets, a sleek tile backsplash, Quartz countertops, stainless steel appliances, and a gas stove (all appliances are less than 5 years old). Oversized windows flood the space with natural light, making it bright and welcoming. On cooler evenings, cozy up by the fireplace with a glass of wine or warm drink in hand. In the morning, step out onto the large West-facing deck to enjoy your coffee and privacy while welcoming a new day. Upstairs, you'll find a huge primary bedroom with 5-piece bath retreat featuring a double vanity and bright skylight. The second bedroom also hosts its own 4-piece ensuite. Separating the two bedrooms is the conveniently located laundry. Separate from the unit, we can't forget about the three awesome bonus areas this property has to offer! #1 - a dedicated parking stall within the heated, shared garage. #2 - above the garage, you'll discover an expansive private rooftop patio which is perfect for summer lounging or entertaining friends. #3 - this unit comes with a 347 sqft heated, secured storage room in the basement. You have to see this place in person to truly appreciate all it has to offer. Schedule your showing today! \*\*Please note that the condo fees include all utilities except for electricity\*\* (id:6769)

4pc Bathroom 5.92 Ft x 7.83 Ft

5pc Bathroom 11.42 Ft x 7.25 Ft

Bedroom 14.83 Ft x 10.00 Ft

Primary Bedroom 21.08 Ft x 17.42 Ft

Storage 16.25 Ft x 21.33 Ft

2pc Bathroom 2.92 Ft x 6.50 Ft

Other 12.42 Ft x 12.42 Ft

Living room 21.08 Ft x 17.42 Ft

Listing Presented By:



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