

# \$249,000 - 205, 144 Crescent Road, Okotoks

MLS® #A2220291

**\$249,000**

1 Bedroom, 1.00 Bathroom, 830 sqft

Residential on 0.00 Acres

NONE, Okotoks, Alberta

Perfectly Situated CORNER UNIT condo in the Heart of Okotoks Downtown district ! Be a part of the hustle and bustle of all the events while being tucked away in a quiet corner. This unit welcomes you with an abundance of natural light and high ceilings. With 830 sq feet of living space you will love the large living spaces this unit has to offer. Beautiful vinyl plank flooring leads through the home with a trendy white kitchen- complete with an ample amount of cupboard and counter space. A proper dining area offers a place to treat family and guests to meals in your home. The living room has an electric fireplace featuring a stunning mantle. Windows everywhere bring the mature trees and big Alberta skies right into your living space. The primary bedroom is tucked away from the living space for added privacy. Another large "flex" room could be used as a home office, a gym , a hobby room , or perhaps a spot for guests/ family to stay. The well laid out 4 piece bathroom is also tucked away from the kitchen and living room., such a functional floorplan. Separate in-suite laundry room and large separate storage space(lower level) truly provides such a well planned out space for everyone's needs. The south facing balcony is the icing on the cake - the perfect place to BBQ in the summertime or curl up with a book , a glass of wine, and your favorite veggie garden planters and enjoy the sunny exposure ! 2 large parking stalls is another bonus, bring your trucks and large vehicles with no worries here. This second



floor unit is perfectly located on the south west corner of the building and away from the main road... there is truly so much to love ! You will not be disappointed.

Built in 2006

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220291          |
| Price          | \$249,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 830               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 205, 144 Crescent Road |
| Subdivision | NONE                   |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 1K2                |

### **Amenities**

|                |                  |
|----------------|------------------|
| Amenities      | Parking, Storage |
| Parking Spaces | 2                |
| Parking        | Paved, Stall     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home, Vinyl Windows  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | In Floor, Fireplace(s)   |

|                 |                  |
|-----------------|------------------|
| Cooling         | Window Unit(s)   |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Electric, Mantle |
| # of Stories    | 3                |
| Basement        | None             |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 31             |
| Zoning         | GC             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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