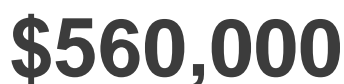


**MLS # A2227077**

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage		

Buying a home is exciting but can be stressful. Sellers have been in your shoes so they've made many upgrades, to put your mind at ease. With new, low-maintenance neutral finishes and the big, expensive updates already done, the only thing this turnkey bi-level is missing is your personal touches. New kitchen with quartz countertops; updated bathroom, vinyl plank flooring, and appliances (most less than 3 years old). Updated windows, siding, high efficiency furnace (2018) and brand new high efficiency water heater (2025). Main floor has three bedrooms and an open concept living area. Finished lower level has two additional good-sized bedrooms, two large recreation room areas, and a second bathroom, so everyone can have their space. New oversized garage. Large yard with stunning mature trees and a cute cabin for both storage and play. Rockwool insulation between main and lower level for sound/fire safety and professional radon system (2025) for air quality protection. Home inspection already done to save you time/money/stress.  Cat5e cabling throughout for great digital connection. Fully fenced back yard for kids, pets, and privacy. Wonderful long-term neighbours, large playground across the street, and an easy walk to the many charming shops and delicious offerings of this top-rated small town. Hospital, clinics, K-12 schools, art gallery, maker space, studios, disc and golf courses, library, pool, and SO MUCH MORE. Abundant live music, sports, recreation, and community events. The convenience of Okotoks only 15, and south Calgary only 30, minutes away, with beautiful Kananaskis nearby. Quick possession available, to relax and enjoy summer in your new home. Take advantage of your opportunity to see this incredible property in person&ampmdashbook your showing today! Be sure to check out the floor plans and 3D tour for a closer look

before your visit