

# \$775,000 - 2 Elm Avenue E, Okotoks

MLS® #A2216748

**\$775,000**

5 Bedroom, 3.00 Bathroom, 1,825 sqft

Residential on 0.39 Acres

Heritage Okotoks, Okotoks, Alberta

A Rare Gem in Okotoks. Welcome to this stunning 1,825 sq ft bungalow set on a beautifully treed .39-acre with private Recreational Open Space (ROS) on two sides near the river. This home offers a peaceful, park-like setting where you can enjoy the sights and sounds of nature from your gorgeous sunroom or expansive deck with glass railing. There is truly nothing else like this in Okotoks. The home has seen numerous thoughtful upgrades over the years, blending comfort and quality throughout. You'll find maple hardwood floors on the main level, tile flooring in the kitchen and baths, and a gourmet kitchen with granite countertops, maple cabinetry, and abundant workspace. The open-concept dining and living areas are perfect for both daily life and entertaining, with large windows framing the mature green space. The spacious sunroom adds year-round enjoyment and natural light. The primary bedroom is bright and inviting with its own 3-piece ensuite, and there are three additional bedrooms on the main floor and a full bath. The fully finished lower level offers even more space with a large rec room, cozy family room, a fifth bedroom, and a 4-piece bath. Each level has a furnace and the sunroom, living room and rec room have fireplaces to give temperature flexibility throughout. Recent and notable upgrades include: A/C 2.5 T (2022), roof shingles (2021), Wi-Fi controlled underground sprinkler system, radon mitigation system, two triple-safe sump



pumps, upgraded insulation (R5 and Tyvek over original cedar siding), updated windows on the main floor (some triple-glazed). The double attached garage is fully equipped with a 220V heater and cold water bib, making it ideal for hobbies or projects.

If you're looking for serenity, space, and style in one of Okotoks' most unique settingsâ€”this is the home for you. OPEN HOUSE

SATURDAY MAY 17/2025 FROM 1 PM AND 4 PM. ALL OFFERS, IF ANY, WILL BE PRESENTED ON MONDAY MAY 19, 2025 AT 5 PM.

Built in 1970

**Essential Information**

MLS® #	A2216748
Price	\$775,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,825
Acres	0.39
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2 Elm Avenue E
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1K6

**Amenities**

Parking Spaces	5
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Parking	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Heated Garage, Insulated, Oversized, Garage Faces Front
# of Garages	5

## Interior

Interior Features	Closet Organizers, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Mantle, Stone, Family Room, Free Standing, Glass Doors, Sun Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscaped, Many Trees, Native Plants, No Neighbours Behind, Private, Square Shaped Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 11th, 2025
Days on Market	8
Zoning	TN/ ROS

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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