

\$620,000 - 46 Maple Street, Okotoks

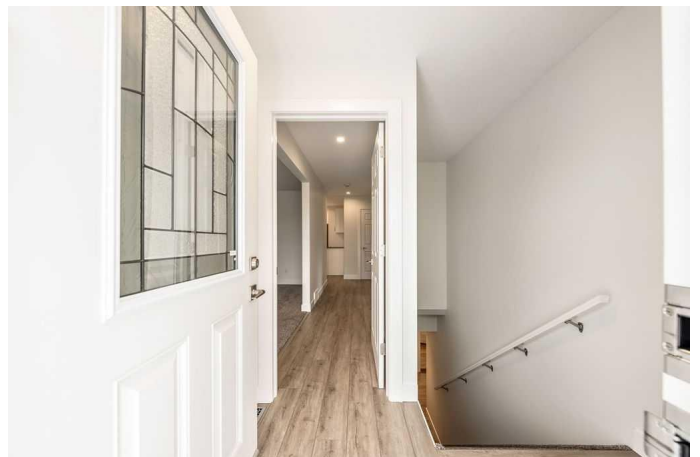
MLS® #A2247949

\$620,000

3 Bedroom, 2.00 Bathroom, 1,017 sqft
Residential on 0.20 Acres

Heritage Okotoks, Okotoks, Alberta

Let the sunshine into this BRIGHT & FRESH, LIKE NEW but older character bungalow situated on a DOUBLE corner lot in Heritage Okotoks. This home has been PROFESSIONALLY renovated and upgraded from the studs forward (completely to code) NEW HVAC SYSTEM, ELECTRICAL & PLUMBING, drywall, lighting - including plenty of recessed lighting, doors, fixtures, cabinetry, flooring, drywall, paint and the list goes on and on..... Comfortable plan has 2 cozy bedrooms on main level . 4 pc bathroom offers built-in shelving for towels and toiletries. The lovely livingroom is very spacious and captures the light of the day. Spacious kitchen has stainless appliances, ample cabinetry with soft close features and plenty of counterspace. A microwave niche or coffee center has also been considered in the cabinetry design. Enjoy dining next to the large window overlooking the rear deck and vast yard space with mature trees and a rustic firepit - time to enjoy the backyard space. Main level laundry is an option with a space designed for a stacking washer/dryer or use as an extra storage/closet space. Sound dampening and fire retardent insulation has been added between floors as well as some Roxul fire and sound retardent insulation where best suited, making the lower level a comfortable and quiet separate living space. A large family room, sweet galley kitchenette, a bedroom with conforming egress window, large 3 pc bathroom and separate laundry/storage room



share the lower space. This level would make a great space for a room mate, family member, care giver or older child. Consideration in refinishing allows for future placement of a door separating spaces if desired. Convenient single attached garage has a storage room and additional parking in the driveway or on the street. Attic has NEW blown in R50 insulation for added warmth this winter. Windows, siding and garage door were updated 2016. Roof is 2013. Close to schools, walking paths, recreation center, shopping, entertainment and MORE!

Built in 1960

Essential Information

MLS® #	A2247949
Price	\$620,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.20
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	46 Maple Street
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S1J6

Amenities

Parking Spaces	2
----------------	---

Parking	Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Gentle Sloping, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	9
Zoning	D

Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.