

HELLO,
Gorgeous!

109 STANLEY AVENUE #D

OKOTOKS, ALBERTA

A RENOVATED, FINISHED HALF DUPLEX IN HERITAGE OKOTOKS

Tucked into Heritage Okotoks, one of Okotoks' most established and walkable neighbourhoods, this bright, renovated bi-level half duplex blends an open-concept main floor, a fully finished lower level, and easy, low-maintenance living.

With approximately 1,004 sq ft of total developed living space, 542 sq ft above grade per RMS plus a fully finished lower level, 3 bedrooms, and a 4-piece bathroom, this home lives far larger than its footprint suggests.

MAIN FLOOR HIGHLIGHTS

- **Bright, open-concept living, dining, and kitchen**

- Renovated white kitchen with stainless fridge, dishwasher, and microwave hood fan
- Living area opening onto a private balcony with a gas BBQ line
- Newer windows and sliding glass doors for abundant natural light
- A comfortable main-level bedroom, ideal as a guest room or office
- Clean, current, low-maintenance finishes throughout

Designed for real life... bright, open, and move-in ready.

LOWER LEVEL

- **Spacious primary bedroom with a walk-in closet**

- Comfortable second bedroom
- Modern 4-piece bathroom
- In-suite laundry and generous under-stair storage

A finished lower level that adds real, everyday living space.

PARKING & STORAGE

- **One assigned parking stall (#D) with a 220V plug at the door**

- In-suite laundry plus generous under-stair storage

Everyday convenience, with parking and storage handled.

BALCONY & OUTDOOR LIVING

- **Private balcony with a gas line, ready for the barbecue**

- Newer sliding glass doors connecting indoors and out
- Partial fencing with a sunny, south-facing front exposure
- Professionally managed, pet-friendly complex with snow removal handled

This is a home made for easy, lock-and-leave living.

UPGRADES & FEATURES

- Renovated white kitchen with stainless appliances
- Newer windows and sliding glass doors
- Fully finished lower level with 3 bedrooms
- Private balcony with a gas BBQ line
- Assigned parking with a 220V plug at the door

Move-in ready with key updates already completed.

AT A GLANCE

- 3 Bedrooms
- 1 Bathroom (4-Piece)
- ~1,004 Sq Ft Total Developed
- 542 Sq Ft Above Grade (RMS)
- Fully Finished Lower Level
- Private Balcony with Gas BBQ Line
- Assigned Parking Stall #D (220V)
- Bi-Level Half Duplex (1981), Condo Fee \$268/mo
- Walk to Sheep River Pathways & Downtown Okotoks

WHY YOU'LL LOVE IT

This home stands out for one simple reason... the value.

Finished top to bottom. Renovated and move-in ready. Steps from the Sheep River.

The kind of finished, walkable value that's hard to find... and even harder to replace.

LET'S MAKE YOUR NEXT MOVE A **POSITIVE** ONE!

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