

**51 Spring Meadows Bay
 Okotoks, Alberta**

MLS # A2259710



\$387,900

Division:	Cimarron Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,293 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 340
LLD:	-
Zoning:	NC
Utilities:	-

Inclusions: N/A

Ideally located close to schools and shopping, this 4 bedroom 3.5 bathroom townhouse is a great option for young families, first time buyers, or investors. The monthly fees are among the lowest of any townhome project in town, and the complex is well managed with a healthy reserve fund. The main floor has an open concept design with lots of natural light, and the kitchen features white cabinets and a raised breakfast bar with seating. Off the dining area is access to a small patio and BBQ space with a patch of grass that provides separation from the neighbors. The home is tucked into a quiet cul de sac with no through traffic, making it an excellent setting for kids. Upstairs are 3 bedrooms and 2 full bathrooms including a primary with double closets and a 3 piece ensuite. The fully finished lower level offers a large recreation room or TV area, a 4th bedroom with a good sized window, and another 4 piece bathroom with tile flooring. A single attached garage adds convenience and is especially welcome in the winter.