

**203, 102 Centre Court
Okotoks, Alberta**
MLS # A2217068


\$244,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	913 sq.ft.	Age:	1992 (33 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Cork, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 dressers in closet.

Welcome to one of the best valued apartment in Okotoks! This beautifully renovated unit is move in ready, offering exceptional style and comfort at an unbeatable price. All the perks with elevator access in the building and a titled, heated, underground parking stall for your personal convenience! Tucked away in one of Okotoks's best-kept secrets, this quiet, 30-unit building sits atop a scenic hill with sweeping views of the charming downtown core, just a short walk from some of southern Alberta's finest restaurants and shops. Inside, this unit truly shines. Recently updated throughout, it features brand-new appliances, including a dishwasher and fridge, fresh paint, elegant LED pot lights, flat ceilings, crown moulding, and impressive 8" baseboards. The upgraded light fixture in the dining room adds a modern touch that enhances the entire space. The large south-facing windows flood the home with natural light, while professionally installed heat-resistant film keeps it cool and comfortable year-round. This one-bedroom plus den (with window) layout is perfect for those looking to downsize without compromise. The building offers a close-knit, welcoming atmosphere, with a common room ideal for morning coffee and a shared back deck perfect for BBQs overlooking the ravine. Plus, your condo fees cover almost everything—just pay a small electricity bill each month for total peace of mind. If you're over 45 and searching for a stylish, affordable home in a fantastic location, this one needs to be at the top of your list.