

# \$294,900 - 13 Glorond Place, Okotoks

MLS® #A2251744

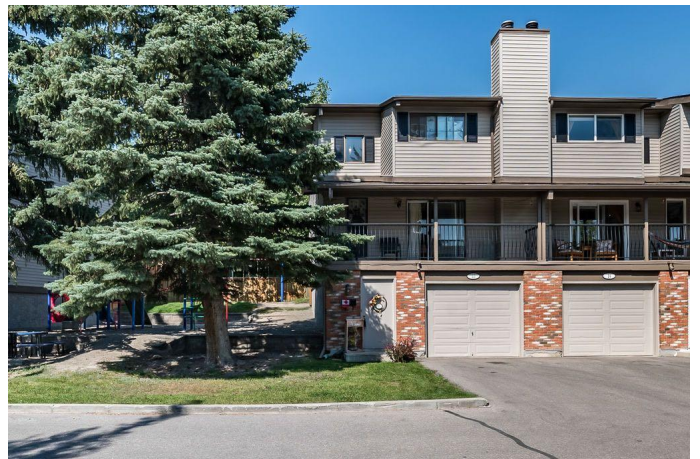
**\$294,900**

3 Bedroom, 3.00 Bathroom, 1,253 sqft

Residential on 0.00 Acres

NONE, Okotoks, Alberta

Here is your opportunity to own in an award winning condominium complex. Conveniently located, backing to green space, steps away from Old Towne Okotoks. An amazing community where the river pathway, bakeries, boutique shops and the central library are found. An elementary school, Jr. High school and recreation centre are all within walking distance. These properties rarely hit the market. One of the best features about this property is that it feels like you are walking into your own inviting home. There is over 1250 sq.ft of living space. Whether you are downsizing, or a family looking to own your first home, the layout works well. The inviting living room has a corner fireplace with electric insert and stone work to the ceiling. Two sliding doors lead to a huge south facing balcony with composite decking. A great place to grow your own veggies in pots or relax at the end of the day. The kitchen is very bright with space for a family table. The kitchen definitely has some very good "feels". Many a pickle and peach have been lovingly canned here for family and friends. Upstairs, you will find 3 spacious bedrooms, a full bathroom and a half ensuite bathroom. The single attached garage measures 12'7" x 22'1" (interior). The current owner has resided here for 36 years, has some established roses in the back yard and has enjoyed the small flower garden. This property is priced to sell because it does require some repairs, replacements and maintenance. Ask



your agent for details.

Built in 1977

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2251744      |
| Price          | \$294,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,253         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13 Glorond Place |
| Subdivision | NONE             |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 1B2          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Storage                        |
| Appliances        | Electric Stove, Garage Control(s), Refrigerator, Window Coverings |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |

|                 |                          |
|-----------------|--------------------------|
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Electric                 |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                    |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                             |
| Construction      | Brick, Vinyl Siding                                         |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 6                 |
| Zoning         | D                 |

## Listing Details

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

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