

# \$700,000 - 78 Mcrae Street, Okotoks

MLS® #A2207625

**\$700,000**

4 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.22 Acres

Heritage Okotoks, Okotoks, Alberta

Prime Redevelopment Opportunity in the Heart of Okotoks

Situated on a generous 75-foot wide, 9,700+ sq ft lot, 78 McRae Street presents an exceptional opportunity for developers, investors, or visionaries looking to shape the future of downtown Okotoks. The property features Downtown District (D) zoning, which allows for a flexible blend of residential, commercial, and mixed-use developments (subject to Town of Okotoks approval).

This zoning supports a variety of possibilities—ground-floor retail with residential units above, office space, caf  s, boutique hotels, or even multi-family housing—designed to contribute to a lively, pedestrian-focused town center (subject to city approval).

The Town of Okotoks is actively pursuing its Downtown Area Redevelopment Plan (ARP), an initiative focused on revitalizing the core through thoughtful development, public realm improvements, and a mix of old and new architecture. This property is ideally positioned to align with that vision and take advantage of the town's commitment to creating a vibrant, walkable downtown.

The existing home is a classic bungalow that could be renovated, used as a holding property, or cleared for new development.



Located just steps from historic Elma Street, local shops, restaurants, and cultural amenities, this property also offers quick access to Calgary in just 15 minutes and the Rocky Mountains for weekend escapes and recreation.

Opportunities like thisâ€”on large lots in flexible zones with community-backed growth plansâ€”are rare. Seize your chance to be part of Okotoksâ€™ evolving downtown core.

Built in 1959

**Essential Information**

MLS® #	A2207625
Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,176
Acres	0.22
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	78 Mcrae Street
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1J6

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Oversized

# of Garages	2
--------------	---

### **Interior**

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	56
Zoning	D

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.