

OKOTOKS HOME BUYER'S GUIDE

Everything you need to know about buying in Okotoks — from a broker who lived here for 21 years and knows every neighbourhood.

**YOUR
OKOTOKS
BROKER**

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1. My 21 Years in Okotoks

I moved to Okotoks in 2004 and lived there until 2025 — 21 years of raising a family, building a business, and becoming part of the community. I watched Okotoks grow from a small town of under 15,000 to a thriving community of 30,000+. I've seen neighbourhoods built from bare fields, schools open their doors, and the town transform while keeping its character.

I moved to High River in 2025, but Okotoks is still home in many ways. I know the neighbourhoods, the builders, the schools, the traffic patterns, and the market values with 21 years of lived experience. No other broker can say that.

***Shawn's Tip:** When I tell you that Westmount has the best walkability, that Cimarron is great for young families, or that Drake Landing has a unique geothermal heating system — I'm not reading a brochure. I lived it.*

2. Why Okotoks?

- **Location** — 15 minutes south of Calgary's city limits, 20 minutes to Shawnessy, 35 minutes to downtown. Close enough to commute, far enough to breathe.
- **Community feel** — Despite the growth, Okotoks still feels like a small town. Local events, familiar faces at the grocery store, kids playing in neighbourhood parks.
- **Excellent schools** — Both Foothills School Division and Christ the Redeemer offer strong programs. École Secondaire Highwood has French immersion.
- **Recreation** — Pason Centennial Arena, Okotoks Recreation Centre, Sheep River pathway system, numerous parks and sports fields.

- **The Sheep River** — Walking and biking paths along the river. A genuine asset that most communities this size don't have.
- **Mountain views** — On a clear day, the Rocky Mountains stretch across the western horizon. It never gets old.

3. Okotoks Neighbourhoods

Westridge / Westmount

Established, walkable to downtown. Character homes, mature trees. The original heart of Okotoks. Higher price points but excellent location.

Cimarron

Large, family-oriented neighbourhood on the south side. Schools, parks, and pathways within walking distance. Mix of starter homes and larger family homes. Strong community feel.

D'Arcy

One of the newer developments on the north side. Modern designs, larger lots by current standards. Close to highway access for Calgary commuters.

Drake Landing

Famous for its solar-powered community heating system — the first of its kind in North America. Unique selling point, good community design, south-central location.

Sheep River / Crystal Shores

East side, close to the river pathway. Mix of housing styles. Crystal Shores has a private lake amenity for residents.

Air Ranch

Established neighbourhood with good access and mature landscaping. Solid mid-range pricing.

Mountainview / Heritage Hills

Newer developments on the edges. Modern builds, competitive pricing with builder incentives. Growing amenities.

4. What Can You Afford in Okotoks?

Okotoks pricing sits between Calgary and High River — more affordable than the city but slightly higher than High River due to its proximity to Calgary and strong demand.

Household Income	Approximate Max Price	What That Gets You in Okotoks
\$70,000	\$300,000–\$340,000	Townhouse or older starter home
\$90,000	\$380,000–\$430,000	Entry-level detached in Cimarron or Air Ranch
\$110,000	\$470,000–\$530,000	Family home with double garage, 3–4 bed
\$140,000+	\$600,000+	Upgraded detached in Westridge, newer build in D’Arcy

***Shawn's Tip:** Okotoks has a growth management strategy that controls the pace of development. This keeps supply measured and protects property values long-term. It's one reason Okotoks homes hold their value better than many Calgary suburbs.*

5. Okotoks-Specific Costs

- **Property taxes** — Okotoks municipal + education levy. Budget roughly 0.7–0.9% of assessed value. A \$500,000 home is approximately \$3,500–\$4,500/year.
- **Utilities** — Water, sewer, and waste through the Town of Okotoks. Electricity and gas through ATCO/ENMAX. Budget \$300–\$500/month for a typical home.
- **Water supply** — Okotoks has historically been conscious about water supply from the Sheep River. The Town actively manages water conservation. This is well-managed and not a barrier to buying, but you'll see water conservation messaging.
- **No land transfer tax** — Save thousands compared to Ontario or BC.
- **Commuter costs** — If commuting to Calgary, factor in fuel and vehicle costs. No public transit connection (yet).

6. Your Okotoks Buying Checklist

- Get **pre-approved** — Okotoks can be competitive; know your budget before you start
- Check your **credit score** free through Borrowell
- Decide: **established neighbourhood** (walkability, character) vs. **new build** (modern, builder incentives)
- Consider your **commute** — drive the route to Calgary during rush hour before committing
- **Visit on a weekend** — Walk the Sheep River pathway, explore downtown, get a feel for the community

- Check **school catchment areas** if you have children
- Get a **home inspection** — \$400–\$600, non-negotiable
- Arrange **home insurance** before closing
- Budget **1.5–4%** of purchase price for closing costs on top of your down payment
- Ask about **any condo or HOA fees** if buying in a development with shared amenities

Buying in Okotoks?

I lived here for 21 years. I know every neighbourhood, every school catchment, and every builder. A 15-minute conversation gives you a clear picture of what you can afford and the best path to get there.

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This guide is for informational purposes only. Market conditions change. O.A.C. E.&O.E.