



STARTING AT

\$519,500

For the 1750 sq ft units

\$619,500

For the 2100 sq ft units

“Your garage
away from
home”

At The Grotto you will have the opportunity to transform your condo unit into the ultimate storage space, a customizable man cave, or a functional extension of your business. These multi-purpose units leave endless possibilities for you to make the space your own.

Features

- Prime location in the new Okotoks Industrial Park (near the Costco)
- Walking distance to Best Western, ¼ Mile Car Wash (wand & auto), Costco, Home Depot and more.
- 14 min to Calgary



OKOTOKS

Standard Features

- In-floor heat & Tankless combi boiler –endless hot water for unit.
- 100 amp panel (upgradeable at owners expense)
- Plumbing rough-in for bathroom & shop sink
- Oversized Insulated high lift overhead doors: 18' wide x 14' tall
- Motorized overhead door opener
- Row of privacy windows in overhead doors – light and privacy
- Modern high efficiency LED lights throughout shop
- Variable speed ceiling fan
- Floor drain with clean out compartment
- Metered water, gas, and electric
- 3' wide, insulated steel walk-in door with wifi, bluetooth, keypad deadbolt
- Fire sprinklers throughout



Mezzanine - Built at owners expense

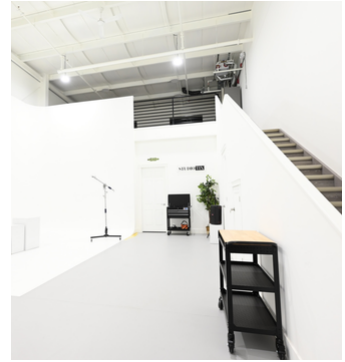
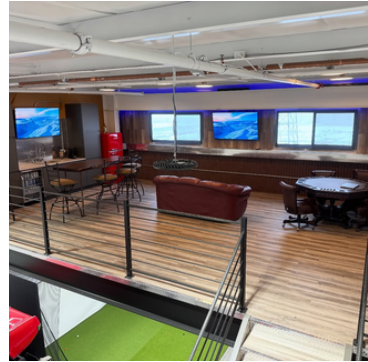
- Mezzanines up to 840sqft
- Fresh air & natural light: large opening windows in Mezzanine
- 13'8" Clearance under mezzanine (fits an RV with a few inches to spare)
- These can be placed at desired heights due to structural from top to bottom on the sides
- 10ft Mezzanine ceiling height (room for a golf simulator)



Luxury GARAGES

Available Fall 2026

Get in early and take advantage of our
Pre-Construction Pricing
1750 sq.ft & 2100sq.ft Bays Available.



Construction

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Complex

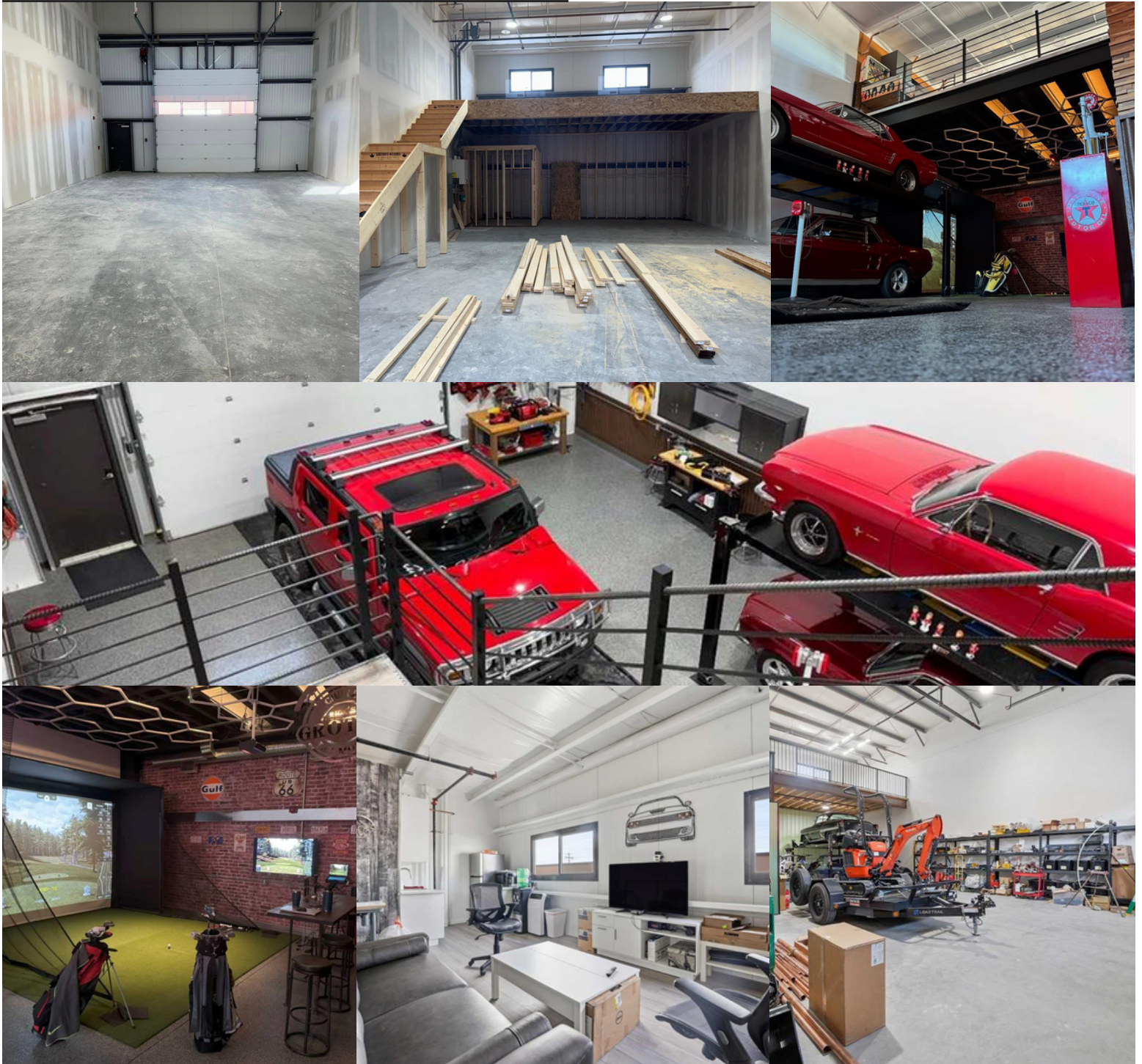
- Brand new construction – Summer 2026 Completion
- High 24ft white smooth panel ceilings
- Large paved fenced courtyard (no gravel)
- Secured motorized entry gate with remote entry app & gate FOB's
- Personalized gated access for each garage unit
- 24/7 owner access
- Common security system (6 outdoor cameras)
- Well lit exterior with over door LED light at each bay
- Attractive professionally designed & landscaped low maintenance exterior
- High Speed internet available
- Man cave & contained business suitable
- Snow removal and Landscaping provided



Condo Fees

- 1750 sq ft units will be \$291/month
- 2100 sq ft units will be \$350 month
- Taxes are estimated to be \$6000/year
- Individual Titles will be for each unit

FROM THIS... TO THIS



Available UNITS



Important notes

- Q: Is it OK to work on my vehicles within my unit?
- A: Absolutely you are permitted to work on your vehicles within your unit. The complex does not permit Commercial Automotive mechanical/autobody businesses.
- Q: How much are condo Fees & what is included?
- A: Condo fees are not yet established and will be based on the size of your unit. An estimate of condo fees will be at \$1.90 per Sq.ft. Condo Fees will include common utilities, snow removal, landscaping, general maintenance, security and gate system. In the Condo Fees there will also be a reserve fund included for future repairs or replacement of common area.
- Q: Is signage allowed on the building or outside of my unit?
- A: Magnetic signs will be permitted on the exterior of the main door for each bay. Sign location and size is specified so the complex has a clean uniform look.
- Q: Can I customize the interior of my unit?
- A: Yes, You can design and build out your unit however you choose. (we recommend Okotoks by-laws are adhered to). We have select trades able to start this customization process prior to possession so it's move in ready.
- Q: Is there outdoor storage?
- A: No. Vehicles and other items are NOT permitted to be stored outside of your unit overnight. Parking is ONLY permitted outside of your unit while you are occupying your unit.
- Q: Can I lease or sell my unit?
- A: Yes, you may lease or sell your unit.
- Q: Do you have bays available for viewing ?
- A: We will have a show bay on site. Until that is ready we have units available for showing at our Heather Glen complex which was completed in 2024.

Contact

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