



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**65 SANDSTONE RIDGE Crescent, Okotoks T1S 1R1**

MLS® #: **A2117798**

Area: **Sandstone**

Listing Date: **03/27/24**

List Price: **\$779,000**

Status: **Active**

County: **Foothills County**

Change: **-\$20k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **5,790 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,222**

Low Sqft:

Ttl Sqft: **2,222**

DOM

**53**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Dog Run Fenced In,Front Yard,Low Maintenance Landscape,Landscaped,Private,Rectangular Lot  
Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Dry Bar,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	21`0" x 14`0"
Living Room	Main	17`6" x 13`0"
Laundry	Main	9`8" x 6`6"
Other	Basement	8`6" x 6`0"

Room	Level	Dimensions
Dining Room	Main	12`6" x 9`0"
Den	Main	9`8" x 8`0"
Furnace/Utility Room	Basement	19`0" x 7`4"
Game Room	Basement	40`0" x 14`6"

Bedroom - Primary  
Bedroom  
2pc Bathroom  
5pc Bathroom

Upper  
Upper  
Main  
Upper

11`6" x 11`0"  
12`0" x 11`6"  
5`6" x 5`6"  
9`4" x 5`0"

Bedroom  
Bedroom  
3pc Bathroom  
5pc Ensuite bath

Upper  
Basement  
Basement  
Upper

12`0" x 11`6"  
13`0" x 12`0"  
9`6" x 5`0"  
14`2" x 8`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TN**

**9311388**

Remarks

Pub Rmks: **Welcome to your dream home in the sought-after community of Sandstone! With over 3,600 SqFt of developed living space, this recently renovated and comes with A/C, this gem offers luxury and comfort all in one. Step inside and be greeted by the beautifully refinished hardwood flooring, new carpet, and LVP that flows throughout. The main floor boasts a spacious living room with celestial windows and vaulted ceilings, creating a bright and airy living space. Entertain guests in the open dining area with convenient access to the stunning kitchen. The kitchen has an abundance of classic maple wood cabinetry, mosaic tiled backsplash, granite counters and a huge oversized island finished in stylish dark gray offering plentiful storage and seating. Equipped with brand new stainless steel appliances, gas stove, feature fireplace, and offers access to the oversized balcony with newly installed vinyl. Tucked away and just off the kitchen is the large family room plus access to the private main floor office. This level also features a large laundry room and mudroom for added convenience. The upper level offers a master bedroom with barn door and newly installed en-suite bathroom which features a double vanity with quartz counter, separate shower finished in subway tiles, a free-standing soaker tub perfect for relaxing baths after a hectic day at work. A separate W.C. and walk-in closet completes the Master Suite. There are two additional massive bedrooms on this level - one offering breathtaking views of the stunning Rockies! A family bathroom plus a small loft area which makes for the perfect spot for snuggling up with a book while taking in those incredible views. The walk-out basement is fully finished and offers even more space for relaxation or entertaining guests. It features another huge bedroom with double walk-in closets (or use one for additional storage), custom built-in bar within the spacious rec room where you can host movie nights or game nights effortlessly. The 3 piece bathroom comes equipped with heated flooring - adding an extra touch of luxury to this already amazing home. Enjoy the outdoors in one of the multiple outdoor sitting areas, including a front deck that faces West, the upper balcony or the lower patio which you can access off of the lower rec area. Excellent location close to walking paths, all the new amenities at D'arcy Crossing, easy access into town, close to school and less than 20 mins to Calgary.**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

























