



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 SANDSTONE RIDGE Crescent, Okotoks T1S 1P9**

MLS®#: **A2151996**

Area: **Sandstone**

Listing Date: **07/25/24**

List Price: **\$899,000**

Status: **Active**

County: **Foothills County**

Change: **-\$28k, 09-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,166 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,592**  
Low Sqft:  
Ttl Sqft: **1,592**

DOM

**53**  
Layout  
Beds: **4 (1 3 )**  
Baths: **3.5 (3 1)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Other**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **See Remarks**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **See Remarks,Wood Frame**  
Flooring: **See Remarks,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Ceiling Fan(s),Crown Molding,High Ceilings,See Remarks,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Lower		Family Room	Lower	18`0" x 21`4"
Kitchenette	Lower	6`9" x 15`5"	Laundry	Lower	8`3" x 3`8"
Laundry	Main	8`3" x 3`8"	2pc Bathroom	Main	
Bedroom	Lower	9`1" x 12`6"	Bedroom - Primary	Main	12`0" x 14`9"
Bedroom	Lower	10`7" x 11`1"	Kitchen	Main	11`2" x 15`6"
Living Room	Main	12`2" x 16`2"	5pc Ensuite bath	Main	
Bedroom	Lower	11`1" x 12`3"	4pc Bathroom	Lower	

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9311388**

Zoning: **TN**

Remarks

Pub Rmks: **Click brochure link for more details\*\* Okotoks Bungalow With Private Guest Accommodation: Recently renovated 1595 sq ft walkout bungalow in popular Sandstone. One bedroom on the main, three down, four bathrooms. From the moment you drive up to the house you will notice attention to detail. Coming into the house you will be impressed by the spacious entry, built-ins, tiered great room ceiling and three sided fireplace. The obvious something special won't disappoint. You won't miss the attention to quality and craftsmanship in this custom kitchen, huge island with porcelain counter tops, butler pantry with sink, large windows, 9' ceilings, beautiful staircase, heated garage and nice sized deck complete the main floor. Lower level has fantastic development with in floor heat, wet bar, built in cabinetry with fireplace and TV. Two bedrooms and a bathroom. In addition you will be delighted with the special totally private guest accommodation. Great community with opportunity for long walks on the walking paths that surround the area.**

Inclusions: **Call seller directly**  
 Property Listed By: **Honestdoor Inc.**

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





































