



THE
A-TEAM

**RE/MAX
FIRST**

29 SUNTREE Lane, Okotoks T1S 1B9

MLS®#: **A2152739** Area: **Suntree** Listing Date: **07/25/24** List Price: **\$699,900**
 Status: **Active** County: **Foothills County** Change: **-\$50k, 15-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **1978** Abv Sqft: **2,140**
Lot Information Low Sqft:
 Lot Sz Ar: **7,104 sqft** Ttl Sqft: **2,140**
 Lot Shape:

DOM

53
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake** Construction: **Brick,Cedar,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,French Door,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`2" x 8`9"	Living Room	Main	13`4" x 16`5"
Family Room	Main	12`2" x 16`5"	Sunroom/Solarium	Main	12`4" x 18`7"
Breakfast Nook	Main	6`9" x 11`8"	Kitchen	Main	10`8" x 12`3"
Dining Room	Main	11`5" x 13`0"	Mud Room	Main	5`0" x 12`4"
Flex Space	Basement	10`6" x 11`3"	Media Room	Basement	14`6" x 15`1"
Laundry	Basement	11`0" x 11`2"	Bedroom - Primary	Upper	12`10" x 13`10"
Bedroom	Upper	9`3" x 11`5"	Bedroom	Upper	9`3" x 11`8"

Bedroom
3pc Ensuite bath
4pc Bathroom

Upper
Upper
Basement

9`7" x 10`2"
0`0" x 0`0"
0`0" x 0`0"

2pc Bathroom
4pc Bathroom

Main
Upper

0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7610710

Zoning:
TN

Remarks

Pub Rmks: **This beautifully designed home boasts charm and character, enhanced by thoughtful renovations. Unique in its layout, it features a large living room with Whiskey Barrel hardwood floors, a spacious dining room with side yard access, and a family room connected to the breakfast nook and kitchen. The sunroom, accessible from the family room, offers versatile space for an office, playroom, or exercise area. The bright kitchen, with a south-facing window overlooking a mature backyard adorned with lilac bushes, perennials, and trees, includes a large deck with a gas line and hot tub wiring. It also features granite countertops, an eat-up bar, a newer gas range, and a Butler's pantry/mudroom with laundry hookups. Upstairs, you'll find four generous bedrooms, including a Primary suite with a 4-piece ensuite and a 4-piece family bath. The finished basement includes a recreation room, another 4-piece bath, a media/office room with built-in shelving, a laundry room with a sink, and a separate storage room. The location is exceptional, directly across from Suntree Park that's linked to Okotoks' Pathway system, close to the Rec Centre, schools, shopping, and main roads for commuters. This home offers an ideal blend of location, features, and convenience—come see it for yourself!**

Inclusions: **N/a**
Property Listed By: **Century 21 Foothills Real Estate**

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











