



THE
A-TEAM

**RE/MAX
FIRST**

20 SUNSET Crescent, Okotoks T1S 1M6

MLS®#: **A2154222**

Area:

Listing **08/26/24**

List Price: **\$714,900**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1992**

Finished Floor Area

Abv Sqft: **2,443**
Low Sqft:
Ttl Sqft: **2,443**

DOM

24
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **6,325 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Interior Lot,Landscaped,Private,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard,Storage**

Construction: **Stucco**
Flooring: **Carpet,Hardwood,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Laminate Counters,Natural Woodwork,No Smoking Home,Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`1" x 12`6"	Kitchen	Main	11`11" x 10`0"
Dining Room	Main	11`10" x 9`5"	Breakfast Nook	Main	10`1" x 8`6"
Bedroom - Primary	Main	13`5" x 12`5"	Other	Main	6`3" x 4`6"
3pc Ensuite bath	Main	7`5" x 7`1"	Bedroom	Main	10`10" x 10`6"
Bedroom	Main	10`10" x 10`1"	Foyer	Main	6`5" x 3`5"
4pc Bathroom	Main	7`5" x 7`3"	Game Room	Lower	16`11" x 12`4"
Storage	Lower	5`0" x 3`1"	Bedroom	Lower	11`5" x 9`5"

**Bedroom
Laundry**

**Lower
Lower**

**14`3" x 12`1"
18`10" x 10`1"**

3pc Bathroom

Lower

10`2" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9111595

Zoning:
TN

Remarks

Pub Rmks:

Welcome to this cheerful family home in sought after Suntree Heights! Close to school, parks, a golf course, shopping and much more! This spacious 5 bedroom, 3 bathroom WALK-OUT bi-level features 2443 square feet of ABOVE GRADE living space on a generous 6325 square foot beautifully landscaped lot! Upon entering this endearing home a large entryway leads up to an open living area SATURATED in NATURAL LIGHT! A lovely dining area includes additional windows that reveal a beautifully landscaped outdoor space. Adjacent is a large kitchen area, a sizeable breakfast nook (surrounded by a bay of windows) and a patio door leading out to an OVER-SIZED DECK looking out upon a BREATHTAKING BACK YARD OASIS! (a LARGE PATIO is also beneath the deck - accessible via the stairs to the yard or via the lower level WALK-OUT) The three bedrooms on the main include a SIZEABLE Primary Bedroom immersed in natural light, a WALK-IN CLOSET, and an open ENSUITE BATH! Two good sized bedrooms and a four piece bathroom round out the main floor! The Lower Level is just that - It is NOT a basement! It is COMPLETELY ABOVE GRADE with FULL HEIGHT (8 foot) CEILINGS and FULL SIZED WINDOWS throughout! The recreation room includes a gas burning fire place for warmth and the two additional bedrooms are especially large! (one could easily be conducive as a flex/exercise room as it accommodates a full size treadmill with ample space to spare!) A third bathroom may be found on the lower level and the laundry room is generous in size! The over-sized double garage is attached and has a side panel to support two plug ins for CHARGING ELECTRIC VEHICLES! Need a little extra storage? No problem! There are two sheds on site with an additional 200 square feet available! (but don't worry, you will hardly notice they are there...did I mention a 6325 square foot lot?) This is the home you have been waiting for!

Inclusions:
Property Listed By:

**Gardening tools, wheel barrow, and plant pots.
Century 21 Bamber Realty LTD.**

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









