



THE A-TEAM

RE/MAX FIRST

420 SANDSTONE Place, Okotoks t1s1p9

MLS@#: A2161779 Area: Sandstone Listing Date: 09/10/24 List Price: \$769,900
Status: Active County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Okotoks Year Built: 1998 Lot Sz Ar: 4,596 sqft Lot Shape:
Finished Floor Area Abv Sqft: 1,430 Low Sqft: Ttl Sqft: 1,430

DOM 9
Layout Beds: 5 (3 2) Baths: 3.0 (3 0) Style: Bi-Level
Parking Ttl Park: 4 Garage Sz: 2

Access: Cul-De-Sac
Lot Feat: Double Garage Attached
Park Feat:

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air, Natural Gas Sewer: Private Yard Ext Feat:
Construction: Wood Frame Flooring: Carpet, Ceramic Tile, Hardwood Water Source: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Int Feat: Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, Bedroom, Eat in Kitchen, Exercise Room, Family Room, 4pc Ensuite bath, Bedroom - Primary, Cold Room/Cellar, Dining Room, Laundry, and Bedroom with their respective levels and dimensions.

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TN**

**9311388**

Remarks

Pub Rmks: **Spacious and bright, this welcoming home sits on a quiet cul-de-sac close to the river pathways and shopping. If you like to entertain, this home has the kitchen for you with a granite island so big it's a continent! Need room for all your kitchen appliances,? The floor to ceiling built in cupboards and under island storage will accommodate all your kitchen items and leave you space to spare....Note the counter top stove, top of line appliances, eating area just off the kitchen so your guests can chat to you while you cook, and a relaxing fireplace sitting area, this kitchen is where the action is! Leading from the kitchen is access through patio or French door giving onto the fenced secluded rear yard. What a yard! There is a wooden multi-level deck with built in seating area and table, an elegant pergola and a gas line to the bbq. Like wine? Downstairs a climate controlled wine cellar will keep your wines at the correct temperature for storage and the wine fridge in the kitchen, the perfect temperature for drinking. A formal dining room/office is right off the main entrance - great place to see clients without having them through all the house. Downstairs the rooms are a very generous size. A full work out area with floor to ceiling mirrors. and storage closets, a rec room with gas fireplace and 2 ample bedrooms. Laminate flooring goes throughout the downstairs and the upstairs is warm hardwood. Note the Radon system by the furnace area and spacious laundry with room to fold and hang clothes. Quick possession possible. Great neighborhood and friendly neighbours.**

Inclusions: **Radon system included**  
Property Listed By: **Prairie Management & Realty Inc.**

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











