



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**420 SANDSTONE Place, Okotoks t1s1p9**

MLS® #: **A2161779**

Area: **Sandstone**

Listing Date: **09/10/24**

List Price: **\$749,900**

Status: **Active**

County: **Foothills County**

Change: **-\$20k, 10-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,596 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,430**  
Low Sqft:  
Ttl Sqft: **1,430**

DOM

**72**

Layout

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

Parking

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

Access:

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

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **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

Room	Level	Dimensions
4pc Bathroom	Main	
4pc Bathroom	Lower	
Bedroom	Main	7`10" x 12`0"
Bedroom	Lower	8`3" x 17`1"
Eat in Kitchen	Main	14`0" x 14`7"
Exercise Room	Lower	10`10" x 18`5"
Family Room	Lower	13`6" x 15`6"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Bedroom - Primary	Main	11`10" x 14`0"
Bedroom	Main	9`5" x 12`8"
Cold Room/Cellar	Lower	5`10" x 6`10"
Dining Room	Main	9`0" x 14`5"
Laundry	Lower	6`7" x 7`0"
Bedroom	Lower	10`2" x 10`5"

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**











