



THE
A-TEAM

**RE/MAX
FIRST**

420 SANDSTONE Place, Okotoks t1s1p9

MLS®#: **A2161779** Area: **Sandstone** Listing Date: **09/10/24** List Price: **\$699,900**
 Status: **Active** County: **Foothills County** Change: **-\$50k, 11-Dec** Association: **Fort McMurray**



General Information

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

DOM

134
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** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Main	
4pc Bathroom	Lower		Bedroom - Primary	Main	11`10" x 14`0"
Bedroom	Main	7`10" x 12`0"	Bedroom	Main	9`5" x 12`8"
Bedroom	Lower	8`3" x 17`1"	Cold Room/Cellar	Lower	5`10" x 6`10"
Eat in Kitchen	Main	14`0" x 14`7"	Dining Room	Main	9`0" x 14`5"
Exercise Room	Lower	10`10" x 18`5"	Laundry	Lower	6`7" x 7`0"
Family Room	Lower	13`6" x 15`6"	Bedroom	Lower	10`2" x 10`5"

Title: **Fee Simple**
 Zoning: **TN**
 Legal Desc: **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, lighting 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. Top of the line bathrooms with upgraded toilets and fixtures. Note the Radon system by the furnace area and spacious laundry with room to fold and hang clothes. Quick possession possible. Great neighbourhood 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







