



THE
A-TEAM

**RE/MAX
FIRST**

50 SANDSTONE RIDGE Crescent, Okotoks T1S 1P9

MLS® #: **A2162495**

Area: **Sandstone**

Listing Date: **09/04/24**

List Price: **\$775,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1996**
Lot Information
Lot Sz Ar: **5,166 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,555**
Low Sqft:
Ttl Sqft: **1,555**

DOM

14
Layout
Beds: **5 (2 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Gentle Sloping,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Separate Entrance,Skylight(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`0" x 12`3"	Kitchen	Main	10`7" x 13`0"
Dinette	Main	12`2" x 13`3"	Living Room	Main	14`10" x 15`3"
Bedroom - Primary	Main	12`0" x 14`10"	Bedroom	Main	10`5" x 11`9"
Family Room	Lower	19`8" x 22`0"	Bedroom	Lower	10`5" x 12`4"

Bedroom
Laundry
4pc Ensuite bath

Lower
Lower
Main

9`8" x 12`9"
9`8" x 11`1"

Bedroom
4pc Bathroom
3pc Bathroom

Lower
Main
Lower

12`9" x 13`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9311388

Zoning:
TN

Remarks

Pub Rmks:

Stunning 5 bedroom bungalow nestled in the heart of one of Okotoks most sought after neighborhoods. The love and care of this home is evident the minute you pull up to the front yard. Immaculate landscape with trees and perennials lead you to the front entrance. Step inside to a a freshly painted and updated home. Plenty of care has been put into the home with new floors, updated lighting, kitchen backsplash - bringing the home into a more modern feel with original charm. The front dining space is filled with natural light from the beautiful skylights and large windows. The updated kitchen provides a corner pantry , stainless steel appliances, quartz countertops, a window over the sink , and plenty of cupboards and counter space. a break fast nook is the perfect place to visit while making dinner or for the busy on the go family to enjoy the non-formal meals. walk out to the upper south facing deck and enjoy the wildlife, mature trees, and privacy. The cozy living room will be a perfect place for family relaxation. A 3 way gas fireplace , a tv nook , and built in features make this part of the home and enjoyable family space. The large primary bedroom has vaulted ceilings, a large walk-in closet, and a huge ensuite. A true oasis to relax in after a hard day at work. a nicely updated 4 piece guest bathroom and a second bedroom / office complete this nicely updated main level. The lower level has been freshened up with paint and offers a walkout entrance to the outside. 3 large bedrooms , a huge family room , and so much storage will wow you with just how much living space this large walkout bungalow offers. Step outside to a beautiful south facing yard - a perfect place to spend summer evenings with the kids and pets. Not only does this functional home offer size and large updated living spaces, it also boasts A/C, a double front attached garage, and is located close to shopping, parks, paths, schools, golf , downtown Okotoks, and all the new amenities that D'Arcy crossing has to offer. A convenient north location is perfect for the city commuters. Not often you will find a WALKOUT BUNGALOW in a mature area that offers privacy and convenience.

Inclusions:
Property Listed By:

Fridge in laundry room, piano , treadmill
RE/MAX iRealty Innovations

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