



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 SANDSTONE Drive, Okotoks T1S5R9**

MLS®#: **A2165671**      Area: **D'arcy Ranch**      Listing Date: **09/13/24**      List Price: **\$899,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **4,144 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **No Neighbours Behind, Landscaped, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,275**  
 Low Sqft:  
 Ttl Sqft: **1,275**

DOM

**6**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Hardwood, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer**  
 Int Feat: **Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	23`4" x 11`4"	Living Room	Main	13`6" x 10`4"
Office	Basement	14`0" x 10`2"	Foyer	Main	12`4" x 7`8"
Game Room	Basement	25`8" x 17`8"	Laundry	Main	12`8" x 5`8"
Walk-In Closet	Main	8`6" x 8`2"	Furnace/Utility Room	Basement	18`4" x 7`0"
Bedroom - Primary	Main	13`0" x 13`0"	Bedroom	Basement	11`6" x 11`0"

**Bedroom**  
**4pc Bathroom**

**Basement**  
**Basement**

**10`10" x 10`0"**  
**8`0" x 6`8"**

**2pc Bathroom**  
**5pc Ensuite bath**  
Legal/Tax/Financial

**Main**  
**Main**

**6`4" x 4`10"**  
**12`2" x 9`10"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TN**

**1810667**

Remarks

Pub Rmks:

**Dreaming of a custom walk-out bungalow but don't want to wait for a build? This is the one you've been waiting for! Welcome home to your fully finished walk-out, 3 bedroom bungalow backing greenspace with stunning mountain views. Located in the heart of the highly desirable D'Arcy ranch community in Okotoks, this is the perfect place to call home. From the moment you walk-in to this custom built Trico Home, you'll notice timeless yet modern details and perfectly curated builder upgrades. The expansive vaulted ceilings draw you into your open concept, main floor living area with everything you need. Your kitchen is the perfect place to entertain, spend time with your family and cook a delicious meal. Featuring upgraded stainless steel appliances, an expansive island and additional built-in cabinetry this kitchen is top notch. Enjoy spending time in your living room with a gas fireplace with stunning custom rockwork and mantle. Your full glass customized sliding patio door leads to an expansive full width deck where you can relish in your gorgeous mountain views. Conveniently located to enjoy the views is your primary suite with 5-piece luxury ensuite, with heated floors, upgraded tile shower featuring 10mil glass, gorgeous tile & soaker tub. Your spacious walk-in closet is perfectly designed with quick access to the main floor laundry and mudroom. Drive right into your oversized double car garage with space for your vehicle, bikes and more. Downstairs you will find 2 additional bedrooms, a full bathroom and the perfect basement recreation area. Enjoy additional natural light in your bright and spacious basement thanks to the oversized windows. Your yard is also fully landscaped with a concrete patio, grass and the perfect spot for a fire pit. Enjoy playing lawn games? Have some friends over and enjoy playing bocce, croquet or even corn hole on the greenspace just outside the fence. This highly upgraded executive bungalow is loaded with builder upgrades in addition to luxury details such as remote control blinds, full landscaping, air conditioning & fencing. This turn key home is the one you've been waiting for! Don't miss your opportunity to live in Okotoks up and coming community featuring everyday essentials you need from Shopper's Drug Mart, Safeway to restaurants & more. Enjoy a round of golf and delicious food at the pristine D'Arcy Ranch Golf Club. Book your showing today! Please see the brochure for a detailed list of upgrades in this incredible home.**

Inclusions:  
Property Listed By:

n/a  
**Real Broker**

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

















