



THE
A-TEAM

**RE/MAX
FIRST**

185 SANDSTONE Drive, Okotoks T1S 1R2

MLS® #: **A2171098**

Area: **Sandstone**

Listing Date: **10/08/24**

List Price: **\$575,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Okotoks**
Year Built: **1994**

Lot Information
Lot Sz Ar: **4,270 sqft**
Lot Shape:

Access:
Lot Feat: **Gentle Sloping, Landscaped**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **1,326**
Low Sqft:
Ttl Sqft: **1,326**

DOM

14
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow, Side by Side**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Water Softener, Window Coverings**
Int Feat: **Ceiling Fan(s), Laminate Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`6" x 10`0"
Living Room	Main	16`6" x 13`0"
Bedroom - Primary	Main	15`0" x 13`8"
Bedroom	Basement	15`0" x 9`6"
4pc Ensuite bath	Main	

Room	Level	Dimensions
Dining Room	Main	14`6" x 12`0"
Game Room	Basement	29`8" x 14`6"
Bedroom	Main	11`0" x 11`0"
4pc Bathroom	Main	
3pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9311896

Zoning:
TN

Remarks

Pub Rmks: **Discover this wonderful semi-detached bungalow, offering the perfect blend of comfort, functionality, and style. This property boasts a fully finished walkout basement and a double attached garage, all without the burden of condo fees. The spacious main floor showcases an open concept design, seamlessly integrating the kitchen, living, and dining areas, with hardwood floors throughout that add warmth to the space. The kitchen features newer stainless-steel appliances while the living room has a gas fireplace. The master bedroom is complete with a full ensuite bathroom and a generous walk-in closet, while a versatile office or a second bedroom, and main floor laundry round out this level. The fully finished walkout basement extends the living space, featuring a third bedroom for guests or family members, a full bathroom for added convenience, a large recreation room ideal for entertainment or relaxation, and a massive storage area to keep your belongings organized. Enjoy the best of indoor-outdoor living with a nice-sized upper deck and a lower patio complete with a hot tub. This bungalow is equipped with modern amenities and recent upgrades including a central vacuum system for easy cleaning, a water softener for improved water quality, roof shingles replaced in 2017, appliances updated within the last 5-6 years, and a new water heater installed in 2023. Don't miss this opportunity to own a stunning, low-maintenance property.**

Inclusions:
Property Listed By: **Century 21 Masters**

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











