



THE
A-TEAM

**RE/MAX
FIRST**

141 SANDSTONE Drive, Okotoks T1S5R8

MLS®#: **A2171583** Area: **D'arcy Ranch** Listing Date: **10/08/24** List Price: **\$599,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,129 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,519**
 Low Sqft:
 Ttl Sqft: **1,519**

DOM

21
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Alley Access,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Double Vanity,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 3`0"	Dining Room	Main	14`8" x 10`6"
Foyer	Main	6`8" x 11`4"	Kitchen	Main	13`3" x 13`3"
Living Room	Main	12`4" x 11`9"	4pc Bathroom	Upper	8`7" x 4`11"
5pc Ensuite bath	Upper	8`8" x 12`7"	Bedroom	Upper	9`3" x 10`8"
Bedroom	Upper	9`5" x 12`7"	Bedroom - Primary	Upper	13`3" x 14`3"
Exercise Room	Basement	17`5" x 14`4"	Storage	Basement	7`8" x 4`11"
Bedroom	Basement	8`3" x 13`10"	Furnace/Utility Room	Basement	8`8" x 10`5"

Title:
Fee Simple
Legal Desc:

Zoning:
TN

1810667

Remarks

Pub Rmks: **This Pacesetter Home shows like new and is ready for immediate possession! Partially finished basement with 3+1 Beds and 2.5 baths (basement is roughed in for another bathroom). Completely landscaped backyard and interior has a spacious & open concept floor plan. This air conditioned home features beautiful laminate flooring, quartz counter tops throughout, 9' ceilings & large windows for an abundance of natural light! The kitchen showcases white cabinetry, white subway tile back splash, stainless steel appliances & a corner pantry. The mud room and half bath are located near the back door. Upstairs has a spacious master bedroom complete with a full ensuite that has a large walk-in shower and double vanity. 2 more bedrooms, a full bath, and a laundry room completes the upper level. The home is uniquely positioned for back lane access to the parking pad or future double detached garage. The home is within walking distance to a playground, pond & walking paths! Enjoy being nestled in this quiet & wonderful community, yet just a short drive to nearby amenities.**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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











