



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**147 SANDSTONE Drive, Okotoks T1S 5R8**

MLS®#: **A2182608**

Area: **D'arcy Ranch**

Listing Date: **01/17/25**

List Price: **\$624,900**

Status: **Pending**

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:

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,531**  
Low Sqft:  
Ttl Sqft: **1,531**

DOM

**5**

Layout

Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
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,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Kitchen Island,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 4`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 13`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`10" x 4`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`10" x 13`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 12`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`2" x 15`7"</b>
<b>Storage</b>	<b>Basement</b>	<b>6`11" x 3`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`6" x 11`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 12`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`5" x 11`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 9`10"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`11" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`8" x 11`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`3" x 12`4"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TN**

**1810667**

Remarks

Pub Rmks: **\*\* OPEN HOUSE ON SUNDAY JAN 19th CANCELLED\*\* Are you looking to purchase your first home with enough space for your growing family? Welcome to your fully finished, 4 bedroom, detached home in the heart of D'Arcy! From the moment you walk in you'll notice how warm, welcoming & spacious this home truly is. The open concept layout that works so well! Large windows spanning the front of your home, with a cute porch and living room perfectly set up. Continuing into the main space is your large dining area with a nook perfect for a hutch or toy bin out of the way. At the back of the main floor you'll find your white kitchen, with ample cabinetry, a large island and upgraded stainless steel appliances. A sink under the kitchen window leaving tons of counterspace on the island? Yes please! The main floor is complete with a powder room as well as a convenient mudroom & rear entry leading to your low maintenance & fully landscaped yard. Moving upstairs you will find a spacious primary suite on the front of the home with a walk-in closet, double sinks & tile shower. Enjoy upstairs laundry, an additional full bath and two spacious spare rooms. Your basement is fully developed including a full bathroom, bedroom, storage area & rec area perfect for a home office, movie area & play space. Your turnkey home is complete with an oversized 24' x 24' garage perfect for parking two vehicles and housing all the things! Enjoy living in an incredibly well kept home, with brand new main floor flooring, steps from the local park and in an amazing community. 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!**

Inclusions:  
Property Listed By: **n/a  
Real Broker**

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









