

17 Sunset Crescent
Okotoks, Alberta

MLS # A2215580



\$750,000

Division:	Suntree		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting		
Heating:	Central, Fireplace(s), Forced Air		Water: -
Floors:	Carpet, Hardwood, Tile		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade		LLD: -
Exterior:	Brick, Vinyl Siding		Zoning: TN
Foundation:	Poured Concrete		Utilities: -
Features:	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Murphy Bed in Basement		

Spacious 5-Bedroom Home with Illegal Suite & Sunny South-Facing Patio, in the highly sought-after Neighbourhood of Suntree heights! Welcome to this gorgeous 5-bedroom, 3.5-bathroom home, offering about 2700 sq. ft. of living space and a fantastic layout! Built in 1992, this home boasts an open-concept main floor with vaulted ceilings, creating a bright and spacious feel, year round! The gorgeous kitchen is a chef’s dream, featuring granite countertops, an over-sized island, there is plenty of space to entertain. The basement is prepared for an illegal suite that comes with its own separate entrance, kitchen, and laundry, making it ideal for hosting guests (or rental income potential!) Step outside to the south-facing patio, where you’ll enjoy sunshine all year round! The backyard is fenced, with some trees and a fire pit, truly a peaceful setting. The heated, well-lit garage is perfect for keeping your vehicles warm during our Alberta winters, and has a side door to a path to the backyard. The matured neighbourhood of Sunset Crescent has many walking paths throughout, full-grown trees, and a central location at the North-end of Okotoks, you’re close to everything! If you are looking for the perfect home to raise your family, this is a must-see home! Schedule your showing today!