

# \$780,000 - 17 Sunset Crescent, Okotoks

MLS® #A2215580

**\$780,000**

4 Bedroom, 4.00 Bathroom, 1,898 sqft

Residential on 0.13 Acres

Suntree Heights, Okotoks, Alberta

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!

Built in 1992



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215580    |
| Price          | \$780,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,898       |
| Acres          | 0.13        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 17 Sunset Crescent |
| Subdivision | Suntree Heights    |
| City        | Okotoks            |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1S 1M6            |

## Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                       |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Front Drive |
| # of Garages   | 2                                                                                                                       |

## Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Convection Oven, Oven            |
| Heating           | Fireplace(s), Forced Air, Central                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                         |

|                 |                                                 |
|-----------------|-------------------------------------------------|
| # of Fireplaces | 1                                               |
| Fireplaces      | Gas, Mantle, Brick Facing, Dining Room          |
| Has Basement    | Yes                                             |
| Basement        | Exterior Entry, Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Rain Gutters, Storage                         |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Brick, Vinyl Siding                                                      |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 29th, 2025 |
| Zoning      | TN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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