

# \$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, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage
# 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	Convection Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Brick Facing, Dining Room, Gas, Mantle
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
Days on Market	6
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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