



**52 Sandstone Ridge Crescent  
Okotoks, Alberta**

**MLS # A2297544**



**\$887,900**

<b>Division:</b>	Sandstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,605 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully renovated 1,605 sq. ft. fully finished walkout bungalow in the highly desirable Sandstone community of Okotoks. Offering exceptional craftsmanship, thoughtful design, and pride of ownership throughout, this home truly stands out. From the moment you arrive, you'll notice the attention to detail. The spacious front entry welcomes you into an impressive open-concept main floor featuring gleaming hardwood floors, 9-foot ceilings, and a dramatic tiered cathedral ceiling in the great room. Large windows flood the space with natural light, while a striking three-sided fireplace creates warmth and elegance between the living, kitchen and dining areas. The custom kitchen is a true showpiece, complete with a massive island, porcelain countertops, solid wood cabinetry, high-end built-in appliances, a butler's pantry with sink, and a convenient walk-through pantry. The bright nook area leads to a full-sized deck — perfect for entertaining or relaxing outdoors. In addition to the primary retreat, the main floor also features a private den — ideal for a home office, library, or flex space. The spacious primary bedroom offers a walk-in closet with custom built-ins and a luxurious ensuite. Main floor laundry adds everyday convenience. The fully developed walkout basement is equally impressive, featuring in-floor heating, a beautiful built-in fireplace with custom cabinetry, and a spacious family/games room complete with a wet bar — perfect for entertaining. Two generous bedrooms (both with walk-in closets) and a full bathroom complete the lower level. Large windows provide abundant natural light, creating a warm and inviting space. A truly special feature of this property is the separate, private guest accommodation (illegal suite), complete with its own entrance, kitchen, stacked washer and dryer, bedroom, and

full bathroom &mdash; ideal for extended family, guests, or potential Airbnb use. Additional highlights include a heated garage, mature trees, a private yard, and direct access to walking and biking paths. Located close to schools, amenities, transportation, and serene green spaces. This exceptional home offers luxury, flexibility, and an unbeatable location &mdash; a rare opportunity!