



**GRASSROOTS**

REALTY GROUP

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**69 Suntree Lane  
Okotoks, Alberta**

**MLS # A2303421**



**\$850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,855 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vinyl Windows		

**Inclusions:** pool table, play structure

OPEN HOUSE Sunday May 3 from 12-2 pm. Don't miss out on this fully renovated gem in Suntree! Sitting on 0.34 acres with a sunny west facing back yard, this home has been thoughtfully updated in and out. The windows are 12 years old, the furnace was replaced in 2022, the roof is approximately 9 years old, which means all the big-ticket items are all taken care of. Inside the home will impress you with its open concept design, modern kitchen, and stunning hardwood floors. The kitchen features large skylights and big windows looking out towards the yard. There is a large farmhouse sink with a lovely view of the massive back yard, and a second prep sink on the massive island. A gas stove and stainless appliances, plus concrete counters give the space a modern feel. The living room is spacious, and the dining room has a wood burning fireplace plus French doors that lead out to the incredible yard. There is a flex room on the main that would be a great office, and laundry is also on this floor. Upstairs are 3 standard bedrooms, as well as 2 updated bathrooms. The 3pc ensuite has a large, tiled shower, and the main bathroom is beautifully renovated as well. The primary bedroom has built in closet organizers and a mountain view. The lower level is fully finished, with plenty of space for kids. There's a pool table, bar area, full bathroom, and large recreation room. Outside the yard is really the highlight of this property, with a massive amount of space for your family to enjoy. It's big enough to add a separate workshop or garage, and there's a gate big enough to drive a vehicle through on the side of the property The heated garage is a great size, fitting a full pickup truck plus another vehicle with ease, plus the ceilings are 11.5' tall if you wanted to add a lift. Suntree is the most prestigious older area in Okotoks, with huge

mature trees, wide lots, and unique homes.