



GRASSROOTS

REALTY GROUP

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**504 Suntree Place
Okotoks, Alberta**

MLS # A2304932



\$725,000

Division:	Suntree		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,883 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Shed, Gazebo

Welcome to your ideal detached family home on a massive south-facing 1/3-acre lot with a sprawling 4-level split in the peaceful, friendly cul-de-sac of the well-established community of Suntree. This sought-after home has never been on the market, built in 1978 with good solid structure with copper pipes. This house offers a bright inviting main level, with large windows filling the living room with natural light. The upgraded kitchen offering a clean aesthetic that functions perfectly while serving as a fantastic well kept canvas for any future personal touches you may want to add, seamlessly overlooking the cozy family room boasting a wood-burning fireplace surrounded by brick and charming wood panelling that adds a cozy high-quality character you simply can't find in new builds. Experience the warmth of glowing durable and traditional hardwood flooring that runs throughout the home beautifully. Your backyard sanctuary steps out from your family room onto a large composite deck (2013) with a new gazebo (2023) overlooking a backyard that dreams are made of. Enjoy your own fruit bearing apple trees, saskatoon bushes including raspberries in your private garden oasis. It is a perfect space for summer gatherings, gardening enthusiasts, or giving kids and pets the space to roam. The main floor also features a versatile bedroom, a 2-piece bathroom, and a conveniently located laundry room, offering flexibility for guests or multi-generational living. Downstairs, you'll find 2 additional large bedrooms and a high-efficiency furnace (2015). Including ample storage space and an area to renovate to your recreational needs, get the chance to customize it exactly how you want. Upstairs, you'll find a generous primary retreat with a large walk-in closet and a 3-piece private ensuite. Another bedroom and a renovated 4-piece bathroom with a jetted tub. Ideal for growing

families, you get the peaceful lifestyle you deserve while living seconds away from a park and minutes away from schools, plus immediate access to the main highway, your commute to Calgary is a breeze. This home offers a lifestyle of comfort and convenience that is hard to match, With a new roof (2023) and a fresh exterior stain (2025). This home is move in ready and available immediately. Don't miss your chance to own a beautiful home in one of Okotoks most sought-after communities and see what this property has to offer you.