



**17 Sunset Crescent  
Okotoks, Alberta**

**MLS # A2309963**



**\$730,000**

<b>Division:</b>	Suntree		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,882 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** Hood Fan, Microwave x2, Dishwasher x2, Shed, TV Wall Mounts x2, Murphy Bed

**FULLY FINISHED WALKOUT BASEMENT | RENOVATED KITCHEN | ALL POLY-B REMOVED | SOUTH FACING BACKYARD.**  
Welcome to Suntree—one of Okotoks' most established neighbourhoods where mature trees, large lots, and homes willed with character create a setting that is hard to find. This home offers nearly 3000 sqft of developed living space and has seen extensive updates over the years. The main floor is bright and welcoming with vaulted ceilings, large windows, and hardwood flooring throughout. The renovated kitchen is the centerpiece of the home with granite countertops, a large island, stainless steel appliances, two-tone cabinetry, and plenty of storage. Whether you're hosting family gatherings or enjoying a quiet morning coffee, this space was designed to be used and enjoyed. The living room is anchored by a gas fireplace and overlooks the private south-facing backyard. The large dining room sits at the front of the home and provides flexibility for an additional sitting area, or space for the kids. The main floor office is ideal for working from home and could easily function as an additional bedroom if needed. Main floor laundry is an added bonus. Upstairs you'll find the primary bedroom that overlooks the back yard, complete with a walk-in closet and full ensuite, along with two additional bedrooms and another full bathroom. The fully finished walkout basement offers flexibility that is becoming increasingly difficult to find. With its own entrance, kitchenette, laundry rough in, bedroom, full bathroom, recreation space, and hobby room, it is well suited for multi-generational living, older children, guests, or those looking for mortgage helper potential. Notable upgrades include all Poly-B plumbing removed, updated windows including triple-pane windows in the north-facing bedrooms, roof replacement in 2016, heated garage, and a beautiful

yard that provides privacy and room to enjoy the outdoors. If you've been waiting for a move-in ready home in Suntree this may be the one.