



**GRASSROOTS**

REALTY GROUP

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**38 Suntree Lane  
Okotoks, Alberta**

**MLS # A2312302**



**\$720,000**

<b>Division:</b>	Suntree		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters		

**Inclusions:** Central VAC "as is", shed

Welcome to this wonderful family home nestled in the heart of the highly desirable Suntree community &mdash; a neighbourhood loved for its mature trees, quiet streets, spacious lots, and incredible sense of community. With parks, pathways, golf, schools, and downtown Okotoks all nearby, Suntree offers a lifestyle that perfectly blends convenience with timeless charm. From the moment you step into the spacious front entrance, this home feels warm and inviting. Vinyl plank flooring flows throughout the main and upper levels, while the bright front living room with its beautiful bow window overlooks the front yard and fills the space with natural light. The spacious dining room is ideal for family gatherings and special occasions. At the heart of the home is the beautifully updated kitchen &mdash; a space designed to bring everyone together. Featuring crisp white cabinetry, gleaming white quartz countertops, subway tile backsplash, stainless steel appliances including a chimney hood fan and dishwasher, pantry with pull-out drawers, abundant counter space, and a convenient eating bar, this kitchen is as functional as it is stylish. Whether preparing meals, entertaining friends, or helping with homework around the island, this truly is the centrepiece of the home. The adjoining family room creates the perfect place to relax, featuring a cozy wood-burning fireplace and patio doors leading onto the large deck with privacy fencing. The fully fenced backyard and storage shed provide excellent outdoor space for children, pets, and summer entertaining. Also on the main level is a convenient half bath, back entrance with closet and side access, plus a versatile office or additional bedroom. Upstairs you'll find three generous bedrooms including the huge primary retreat with walk-in closet and ensuite featuring a large shower. The additional bedrooms are well-sized and

share a 4 piece family bathroom. The fully finished basement expands the living space even further with a massive family/games room, large hobby room, huge cold storage area, laundry room, newer windows, electric baseboard heating, water softener, and two furnaces for added comfort and efficiency. The oversized garage is large enough to accommodate a 1-ton crew cab truck &mdash; a rare and valuable feature. This is more than just a home &mdash; it&rsquo;s an opportunity to enjoy the warmth, space, and community spirit that make Suntree one of Okotoks&rsquo; most treasured neighbourhoods. Dont miss out view 3D Tour/Virtual/Multimedia.