



GRASSROOTS

REALTY GROUP

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**52 Sandstone Ridge Crescent
Okotoks, Alberta**

MLS # A2324984

\$899,900



Division:	Sandstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,612 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)

Inclusions: Storage Shed, Garage Heater, Guest Area: Fridge/Microwave/Washer/Dryer

OPEN HOUSE SUN JULY 5TH, 11:00 AM-1:00 PM. Are you looking for a BEAUTIFUL WALKOUT BUNGALOW close to WALKING PATHS (with amazing mountain views) and within easy walking distance to the GOLF COURSE? How about a walk around the nearby ponds or along the river for sights and sounds of nature. If you like a quiet location, you will love this spacious Sandstone bungalow on a WIDE LOT (almost 50' WIDE), with MORE BUNGALOWS on both sides, and exclusively bungalows on the entire street behind this home! Come see 52 Sandstone Ridge Crescent! BEAUTIFUL CURB APPEAL, double HEATED GARAGE, great roof lines, timeless brick detailing, and an arched covering leading to the front door! Step inside and you will instantly appreciate the QUALITY CRAFTSMANSHIP and TASTEFUL RENOVATIONS. The entry has a SOARING CEILING with large upper window! The main floorplan also has 3 BAYED WINDOWS (at the flex room, primary bedroom & dining room) for PLENTY OF NATURAL LIGHT! Open design on the main level gives sight-lines to beautiful finishing throughout the home. Stunning CUSTOM CABINETRY & BUILT-INS, a true display of serious craftsmanship! Do you like to cook and entertain? You will love this kitchen! The kitchen has a large central island with beautiful solid-surface counters. Gas cooktop and built-in oven plus a FULL-SIZE FRIDGE. Extra cabinets at both ends of the island. Absolutely gorgeous wood-hood and crown moulding! Walkthrough pantry leads to the mudroom where you will find a partner FULL-SIZE FREEZER. The dining room is spacious, and visible from the living room through their shared three-way fireplace. The living room has a tiered 12' ceiling, beautiful built-ins and large Low-E windows overlooking the back deck. Enjoy a summer barbeque on your walkout

deck (with mint-condition vinyl flooring, aluminum railing & glass inserts, and a gas line for the BBQ). At the end of the day, unwind in the lovely ensuite bathroom with corner tub, and easy-entry shower (with new glass). Beautiful high-grade maple hardwood and tile flooring throughout the main level, plus hardwood running down the stairs. Downstairs you will find two separate spaces, one for yourselves, and the other for guests. The main basement space has two bedrooms (with walk-in closets), a full bath, and a large rec room with corner fireplace and more beautiful built-ins. The guest area has yet another bedroom, and bathroom, and kitchenette. You will always be cozy downstairs thanks to in slab heat (with three zones). IMPROVEMENTS IN THE LAST FIVE YEARS: New Front Door, Sidelights, and Concrete Walkway on West Side of Home, New Hardwood Flooring on the Main Level & Stairs, New Vinyl Plank Downstairs, Entirely New Bathroom Down, New Water Heater, Central Vac and Garage Opener, New Faucets, Toilets and Sinks, New Kitchen Counters, Closet Shelving, Door Hardware and Many New Appliances, Many New Light Fixtures, New Wet Bar, and New Guest Suite Configuration.