



GRASSROOTS
REALTY GROUP

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**10 Sandstone Ridge Crescent
Okotoks, Alberta**

MLS # A2328538



\$539,900

Division:	Sandstone		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,138 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Treed		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Granite Counters, Kitchen Island		

Inclusions: NA

Beautifully located in the established community of Sandstone in Okotoks. This bungalow style villa has over 1900 sq ft of living space. This Quiet quaint location has a private back yard and large front yard along with a neighboring park like green belt; which feels like you're living in the middle of a resort. With loads of natural light and plenty of indoor and outdoor living space. This home has everything you will ever need. A huge open kitchen with plenty of upgrades, a large dinning room that opens onto a back deck and yard. There is a large primary bedroom with walk-in closet and a 3pc ensuite bathroom. There is a main level Den, plus a full main floor bathroom and main floor laundry. There's a whole other house waiting for you in the lower level living area where you will find 2 large bedrooms, a full 4 pc bathroom, family area with fireplace and a huge mechanical area with a second laundry space. There is a double attached garage with over 10 feet of ceiling height if you need some extra space to keep bikes, seasonal outdoor equipment or a collector car on a lift. This home packs a lot of punch and it's in the highly sought after municipality of Okotoks, Alberta. Such great value at this price.....don't miss this opportunity to call this home.