



GRASSROOTS
REALTY GROUP

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502 Suntree Place
Okotoks, Alberta

MLS # A2333454



\$847,000

Division:	Suntree		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,994 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Treed, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Marble, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, See Remarks		

Inclusions: Shed(s), Doorbell Cameras, Alarm System (video cameras & all equipment), Light Fixtures, Nest Thermostat, Bird Irrigation System (Backyard programable in ground irrigation system)

****OPEN HOUSE Sat 3-5 & Sun 2-4**** There's a reason Suntree has long been one of Okotoks's most loved established neighbourhoods. Known for its quiet streets, mature tree canopy, expansive lots and distinctive estate homes, this is a community with a character that simply can't be recreated in newer developments. Tucked into quiet cul-de-sac in this sought-after neighbourhood, 502 Suntree Place offers the space and architectural personality of its era yet beautifully updated for today. Set on an impressive 9,500+ sq. ft. lot, 502 Suntree Place brings together everything buyers love about an established home with the updates and finishes they want today. This beautifully maintained four-level split offers nearly 2000sqft above grade plus a fully developed basement, 4 bedrooms, 3.5 bathrooms and a wonderfully unique layout defined by soaring ceilings, multiple living spaces, open loft area and an abundance of natural light. Inside, extensive renovations have given the home a fresh, contemporary feel while preserving the architectural character that makes it special. New vinyl plank flooring, fresh paint, updated fireplace and beautiful family-room built-ins, kitchen with refaced cabinetry and new appliances, and updated bathrooms are just some of the improvements you will fall in love with. But one of the true luxuries of this property is outside. The expansive backyard feels worlds away from the compact lots of newer communities, offering space to entertain, garden, play and unwind beneath mature trees. This back yard oasis features large deck, lounging area, greenhouse, raised planting beds, a rainwater collection system and pond. Oversized RV parking and two storage sheds add even more versatility. Even the garage has been thoughtfully considered. All of this is tucked into this established Okotoks neighbourhood

with pathways, parks and mature landscaping, just minutes from schools, recreation, golf, shopping and historic downtown. This is the kind of property that has become increasingly difficult to replicate: a substantial lot, mature surroundings, distinctive architecture and a home where the updating has already been done. The character of established Okotoks, refreshed for the way you want to live today.

RECENT UPDATES - new vinyl plank flooring throughout main level (2024); kitchen (2025) - refaced cabinetry & new appliances; family room built-in cabinetry (2025); new paint throughout (2025); all bathrooms updated (2020-2026), backyard (2026) - back yard and green house irrigation, rain collection system, pond, raised planting beds; new vacuflow (2026); new furnace (2026); second hot water tank (2020); roof & gutters (2016); gutter guard (2026); windows (2010).