



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5 Sunset Crescent Okotoks, Alberta

MLS # A2349812



\$727,900

Division:	Suntree		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,095 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Walk-In Closet(s)		

Inclusions: refrigerator, freezer, range, dishwasher, OTR microwave, washer, dryer, garage door remotes (2) shelving mechanicalroom, desk (lower level backing onto kitchen), window coverings

There's a reason people love Suntree. Mature trees, established streets, larger lots, an annual community festival, and a location that puts so much of Okotoks within easy reach. This home gives you all of that, along with something that's becoming increasingly hard to find, over 2700sq. ft. of developed living space and a floor plan that genuinely works for a family. With five bedrooms and three full bathrooms, there is a lot of room. The four-level split gives everyone their own space without making the home feel disconnected. There are comfortable areas to gather, a family room with a wood-burning fireplace, a generous kitchen and dining area, and plenty of additional space for kids, teenagers, guests or working from home. Solid oak hardwood flooring, vaulted ceilings, in-floor heating in bathrooms, built-in cabinetry, crawl space and extensive shelving that give the home some character beyond the typical newer build. The lower levels are where you can really start thinking about what this home could become. With so much developed space, there is potential to explore a future secondary suite or separate living area (subject to approval and permitting by the city/municipality), making it an interesting option for extended family, older kids or buyers simply looking for more flexibility down the road. Outside, the home has been updated with cement board siding, newer asphalt shingles, low maintenance decks, giving it a fresh new look while still fitting into the character of this established neighbourhood. There's also an attached double garage, a storage shed and a 6,400+ sq. ft. lot with room to actually enjoy being outside. And then there's the location. Suntree gives you that mature-neighbourhood feel while keeping you connected to schools, churches, parks, pathways, recreation, shopping and downtown Okotoks. It's the

kind of neighbourhood where you can head out the front door for a walk, where the trees are already grown, and where the lots don't feel like they're sitting on top of one another.