

# \$780,000 - 17 Sunset Crescent, Okotoks

MLS® #A2203591

**\$780,000**

5 Bedroom, 4.00 Bathroom, 1,898 sqft  
Residential on 0.13 Acres

Suntree Heights, Okotoks, Alberta

Spacious 5-Bedroom Home with Illegal Suite & Sunny South-Facing Patio, in the highly sought-after Suntree Neighbourhood!

Welcome to this gorgeous 5-bedroom, 3.5-bathroom home, offering just under 1,900 sq. ft. of space and a fantastic layout! Built in 1992, this home boasts an open-concept main floor with vaulted ceilings, creating a bright and airy feel. The gorgeous kitchen is a chef's dream, featuring granite countertops, an over-sized island, there is plenty of space to entertain.

The basement is prepared for an illegal suite that comes with its own separate entrance, kitchen, and laundry, making it ideal for extended family or rental income potential. Step outside to the south-facing patio, where you'll enjoy sunshine all year round! The backyard borders with neighbours on all sides, and is a peaceful setting. The heated, well-lit garage is perfect for cold Alberta winters, and has a side door to a path to the backyard. The matured neighbourhood of Suntree has many walking paths in and through, with a central location at the North-end of Okotoks, you're close to everything! This is a must-see home that is both turn-key, and has incredible potential! Schedule your showing today, before it sells!

Built in 1992

## Essential Information



MLS® #	A2203591
Price	\$780,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,898
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	17 Sunset Crescent
Subdivision	Suntree Heights
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1M6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Heated Garage, Driveway, Insulated
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Convection Oven
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, Fire Pit, Private Entrance, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	20
Zoning	TN

### **Listing Details**

Listing Office	CIR Realty
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