

\$725,000 - 202 Sunset Place, Okotoks

MLS® #A2151387

\$725,000

5 Bedroom, 3.00 Bathroom, 1,404 sqft
Residential on 0.19 Acres

Suntree Heights, Okotoks, Alberta

This beautifully renovated, craftsman style bungalow is located in the highly desirable community of Suntree. **Click on the movie reel for a video of this property** Walking distance to schools and shopping, as well as the recreation centre. Destined to be owned by someone who appreciates charm, character, sun filled rooms and elegance. Over \$175,000.00 has been lovingly invested in this home over the past few years. The trades who were hired worked to the highest standards and it shows. Beginning with the beautiful curb appeal, the Hardie board siding and wood style garage door, set this house apart. The front driveway, pathway and steps have all been replaced. The choice of exposed aggregate adds to the appeal. Entering the home, you will find yourself in a very bright and cheerful space, taking in the stacked Rundle style fireplace with a live edge mantle and upscale lighting fixtures. The incredible kitchen with bright cabinetry features gorgeous contemporary backsplash, under-counter lighting, a stainless island, granite countertops, UPDATED HIGH END APPLIANCES and the newly added wall pantry with dove tail, pull out drawers. There are 5 bedrooms total with 3 generous bedrooms on the main level. The owners suite includes a 3 piece ensuite and a large closet organizer. The laundry room is on the main level and has extra storage cabinetry. Heading down to the lower level, you will appreciate the perfect use of space. An



inviting games/recreational area with a hobby desk allows for a great place to gather. Two more bedrooms and a full bathroom, plus an office w/sliding barn doors complete this comfortable level. Head outside to the NEW 40' COMPOSITE DECK to enjoy the sunshine.

The yard has mature trees and features a fire pit area, newer storage shed and a RV parking pad with a gate. The double attached garage has storage shelving and a tire rack (included).

Worth mentioning: New fence and gate on the west side, Kinetico water system, Central vac, FURNACE AND HWT REPLACED IN 2021, Hunter Douglas blinds, Induction stove, new front and back door, some new windows, Plenty of parking, Deck furniture and umbrella negotiable (\$15K value).

Built in 1992

Essential Information

MLS® #	A2151387
Price	\$725,000
Sold Price	\$712,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,404
Acres	0.19
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	202 Sunset Place
Subdivision	Suntree Heights
City	Okotoks
County	Foothills County

Province	Alberta
Postal Code	T1S 1P3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Freezer, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Corner Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Wood

Additional Information

Date Listed	July 31st, 2024
Date Sold	August 12th, 2024
Days on Market	12
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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