



GRASSROOTS
REALTY GROUP

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**12 Suntree Lane
Okotoks, Alberta**

MLS # A2253886



\$789,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,213 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Side By Side		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: N/A

Step inside to discover a beautifully updated home where style meets function. The open-concept main floor is perfect for entertaining, with a modern kitchen featuring custom cabinets, a spacious island, sleek appliances, and updated lighting. Upstairs offers 3 good size bedrooms, full main bathroom and a 3pc ensuite that have been completely updated with contemporary finishes. Lower level consists of a large family room with wood burning fire place and a flex room, more than enough storage under the main level. While new windows, doors, and knock-down ceilings bring a fresh, modern feel throughout. Enjoy durable tile and plush carpet underlay, a thoughtfully developed laundry room with newer washer & dryer, and peace of mind with major upgrades already done — including roof and siding (2015), hot water tank, electrical panel, and new exterior doors (2021). Outside, a composite deck (19x22) extends your living space for summer evenings and backyard gatherings. Backing onto one of the best green spaces in Okotoks.